

T E S III

**TECHNICAL ENFORCEMENT SUPPORT
AT HAZARDOUS WASTE SITES**

U.S. EPA CONTRACT NO. 68-01-7331

CDM Federal Programs Corporation

AR500080

**FINAL TITLE REPORT
OSBORNE LANDFILL**

Prepared for

**U.S. ENVIRONMENTAL PROTECTION AGENCY
Office of Waste Programs Enforcement
Washington, D.C. 20460**

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EPA Region	: III
Site No.	: 3B38
Contract No.	: 68-01-7331
CDM Federal Programs	
Corporation Document No.	: T778-C03-FR-DEUK-3
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AR500081

OSBORNE LANDFILL

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OSBORNE LANDFILL

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FINAL TITLE REPORT

OSBORNE LANDFILL

I. INTRODUCTION

A. Project Background

The U.S. Environmental Protection Agency (EPA) issued Work Assignment Number 778 to the CDM FPC TES III team (hereinafter "contractor"), requesting assistance in conducting a title search to identify past and current owners of the Osborne Landfill (hereinafter "landfill") property. This landfill is located in Pine Township, Mercer County, Pennsylvania. It is situated approximately one-half mile east of Grove City on a former coal strip mine, encompassing approximately 15 acres.

The landfill was operated from the 1950's until 1963 by Mr. Samuel Mooney. Disposal operations continued under the ownership of Mr. James Osborne from 1963 until 1978. In 1978, the Pennsylvania Department of Environmental Resources ordered the landfill to be closed. Hazardous substances including volatile organic compounds were detected in groundwater sampling.

B. Project Approach

The EPA primary contact, Ms. Patricia Tan, was contacted for direction concerning this Work Assignment. Based on her instructions, a Work Plan was prepared that proposed the completion of the following tasks: obtain certified copies of all instruments affecting the landfill property; obtain available parcel or tax maps that outline property boundaries as they existed throughout the period of the title search; obtain property value information from the County Tax Assessor's office; and conduct research into the corporate status, corporate history, and financial status on all corporate site owners and operators identified in the title documents. The product of this research was proposed to be a draft title report consisting of a chronological grantor/grantee outline and a title history narrative.

EPA was consulted about the parcels to be included in the title search and the point in time at which the title search should begin. Based on the location and configuration of the landfill, EPA decided that 12 parcels would be included in the title search. As agreed, the title search would be conducted from 1930 to the present. This would also include the document vesting title to the owner(s) of the property in 1930 for each parcel.

Based on a competitive bid, TechLaw awarded a subcontract to:

Jones-McConnell, P.C.
Attorneys at Law
237 West Market Street
P.O. Box 579
Mercer, PA 16137

Ms. Mary Ann McConnell of that office provided certified copies of relevant documents recorded at the Mercer County Recorder of Deed's office. TechLaw reviewed the available documents for completeness and accuracy, and from them outlined the ownership history of the landfill property and adjacent parcels. This report summarizes the transfers of ownership of the lands in question and other pertinent recorded transactions.

When available from the Mercer County Tax Assessor's office, the assessed value and the date of the assessment are included for each parcel. The assessed values quoted are 33 percent of the fair market value. Ownership information for the 12 parcels was also confirmed with the Mercer County Tax Assessor's office.

C. Organization of Report

All documents obtained by TechLaw have been affixed in the lower right-hand corner of the front page of each document with a "post-it," containing sequentially stamped document numbers. Through analysis of the documents, it was noted that some of the documents were not relevant to the site. Documents not relevant to the site, though not included in the report, remain in the sequential order of documents. Throughout this report, reference to a supporting document will be noted by the document number in parentheses, e.g., (1001). The source documents have been included as Attachment I of this report.

The remainder of this report is organized as follows:

Section II - Landfill Property History: This section presents the results of the title search conducted for the Osborne Landfill property. It includes a narrative property history, and a "title tree" showing past and current ownership through time for each parcel or a group of parcels with a common ownership history. This section will also include property value information obtained from the Mercer County Tax Assessor's office.

Section III - Corporate Information: This section presents the corporate status, corporate history, and financial status of all corporate site owners and operators identified as owners in the title documents or designated by EPA for investigation.

Section IV - Conclusions and Recommendations: This section summarizes research results on the property information and provides recommendations of possible additional research.

Appendix A - Summary of Title Documents: This section provides a chronological grantor/grantee outline of the Osborne Landfill.

The proper names in the title narrative and document index sometimes appear under different spellings. Because these names are spelled differently in the title documents, i.e., "Twila Mae" and "Twila May," "Brunson" and "Bronson," they are spelled in this Final Title Report as they appear in the instruments.

The primary researcher for this Work Assignment and author of this report is Ms. Dena Brotman of TechLaw. The project manager for this Work Assignment is Ms. Christina Maier, also of TechLaw.

II. LANDFILL PROPERTY HISTORY

The property comprising the Osborne Landfill is located in Pine Township in Mercer County, Pennsylvania. The landfill property and adjacent parcels are comprised of Parcels 191, 192, 198, 199, 200, 201, 203, 203-001, 244, 252, 253, and 253-001, of Mercer County Map Sheet Number 206 (see Figure 1).

The following property history has been grouped together by parcels that to some extent share a common chain of title. Because the parcel designations have changed over time, and the various chains of ownership have converged and diverged, it is recommended that the reader consult the title trees that illustrate the chains of title for clarification. The title tree for each parcel or group of parcels can be found on the page immediately following the subsection containing the introductory text for that parcel.

A. Parcels 191 and 192

Parcels 191 and 192 were originally conveyed through two chains of title. One chain of title begins with the conveyance of a portion of Parcels 191 and 192 and other property from Muriel Lille Belle Ebersole and D.C. Ebersole on October 14, 1921. The other chain conveyed a portion of Parcels 191 and 192 from Laura A. Foss on January 29, 1927. By 1953, Edward A. Hummel and Ethel M. Hummel were sole owners of Parcels 191 and 192.

The following information is current as of the May 16, 1988, title search, and was confirmed by the Mercer County Tax Assessor's Office on January 11, 1989 (see Figure 2):

Parcel 191

Ethel M. Hummel (Current Owner)

Assessed Value: Not available

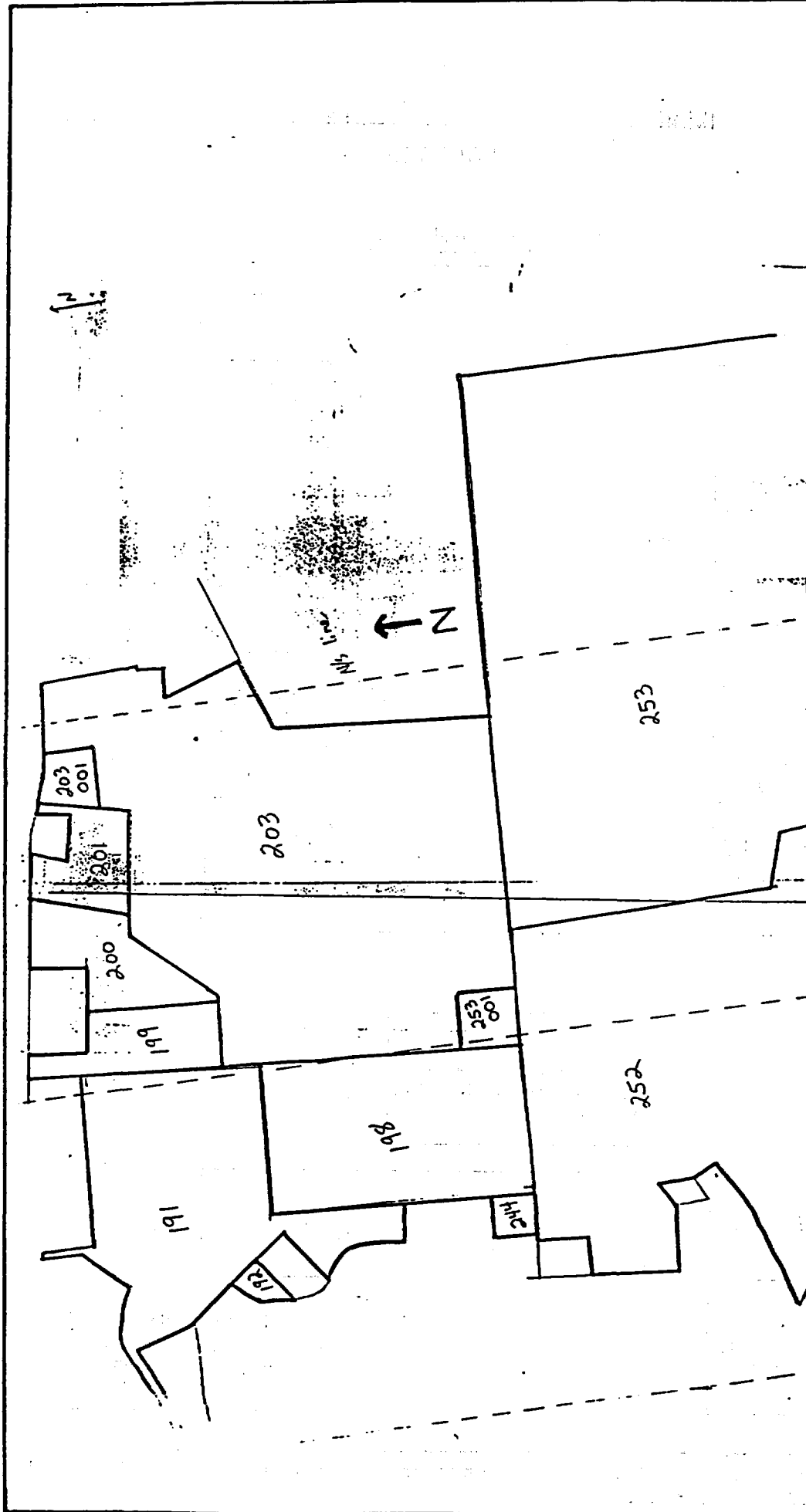


FIGURE 1

LEGEND

Parcels included in the
Osborne Landfill title search

No scale

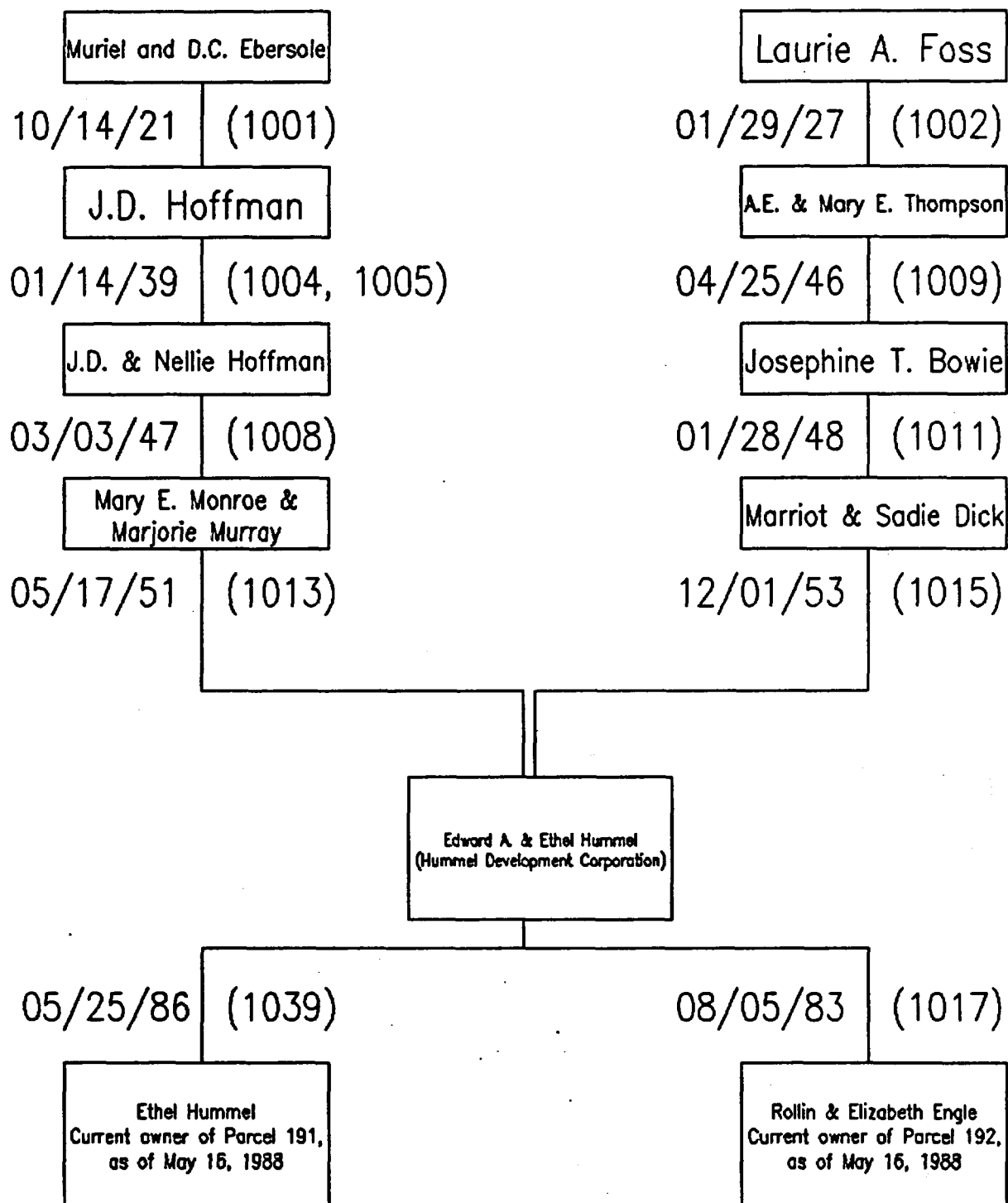
SOURCE: Jones-McConnell, P.C.

TechLaw, Inc.

AR500087

Chain of Ownership

Parcels 191 and 192



Note: Dates on the figure are dates when instruments were executed, or when wills were probated or recorded.

Parcel 192

Rollin George Engle, Jr.
Elizabeth Louise Engle (Current Owners)

Assessed Value: \$15,510
Last Assessment: 1984 by Mercer Co. Tax Assessor's Office

The first chain is as follows:

On October 14, 1921, Muriel Lille Belle Ebersole and D.C. Ebersole conveyed their interest in a tract of land which contained a portion of Parcels 191 and 192 to J.D. Hoffman. This conveyance was evidenced by a deed, recorded on October 24, 1921, in Book I, Volume 12, Page 214 (1001).

On January 14, 1939, J.D. Hoffman and Nellie Hoffman granted a portion of Parcels 191 and 192 and other property to Ruth McMillan. This was the first of two deeds recorded for the purpose of making joint title. This deed was recorded on January 17, 1939, in Book S, Volume 16, Page 391 (1004).

The second of the two deeds granted a portion of Parcels 191 and 192, and other property to J.D. Hoffman and Nellie Hoffman by Ruth McMillan. This deed was executed on January 14, 1939, and recorded on January 17, 1939, in Book U, Volume 16, Page 75 (1005).

James D. Hoffman died, and by his will devised to Nellie F. Hoffman all of his real estate. This will was entered into probate and recorded on March 21, 1946, in Will Book 50, Page 35 (1007).

Nellie Hoffman died, and by her will devised to Mary Evelyn Monroe and Marjorie Murray all of her real estate. This will was entered into probate and recorded on March 3, 1947, in Will Book 50, Page 347 (1008).

On May 17, 1951, Marjorie Murray and John M. Murray, and Mary Evelyn Monroe and Fred F. Monroe granted a portion of Parcels 191 and 192 and other property to Edward A. Hummel and Ethel Hummel. This deed was recorded on May 24, 1951, in Book Y, Volume 19, Page 339 (1013).

The second chain of title is as follows:

On January 29, 1927, Laura A. Foss conveyed her interest in a tract of land which contained a portion of Parcels 191 and 192, to A.E. Thompson and Mary E. Thompson. This conveyance was evidenced by a deed recorded on January 31, 1927, in Book Z, Volume 13, Page 626 (1002).

On April 25, 1946, A.E. Thompson and Mary E. Thompson granted a portion of Parcels 191 and 192 and other property to Josephine T. Bowie. This deed was recorded on April 26, 1946, in Book F, Volume 18, Page 432 (1009).

A mortgage was executed between Josephine Bowie and The First National Bank on June 27, 1946. This mortgage, which was for a portion of Parcels 191 and 192 and other property, was recorded on June 27, 1946, in Mortgage Book 205, Page 550. The mortgage was satisfied on November 6, 1950 (1010).

On January 28, 1948, Josephine T. Bowie granted a portion of Parcels 191 and 192 and other property to Marriott C. Dick and Sadie C. Dick. This deed was recorded on January 28, 1948, in Deed Book Z, Volume 18, Page 392 (1011).

Marriott C. Dick and Sadie C. Dick granted a right-of-way to the Pennsylvania Power Company on September 29, 1948. This was for the construction and operation of electric lines and telephone lines. This right-of-way was recorded on February 2, 1949, in ART Book I, Volume 3, Page 315 (1012).

On August 2, 1951, Marriott C. Dick and Sadie C. Dick granted to the Pennsylvania Power Company a Plot Plan Right-of-Way Agreement. This agreement makes provisions for the extension of electric service, and for telegraph and telephone lines. This right-of-way agreement was recorded on August 15, 1951, in ART Book N, Volume 3, Page 307 (1014).

On December 1, 1953, Marriott C. Dick and Sadie C. Dick granted a portion of Parcels 191 and 192, and other property to Edward A. Hummel and Ethel M. Hummel. This deed was recorded on December 10, 1953, in Book Q, Volume 20, Page 475 (1015).

By the end of 1953, Edward A. Hummel and Ethel M. Hummel were sole owners of Parcels 191 and 192 and other property. After Edward A. Hummel died on March 9, 1979, Ethel A. Hummel became sole owner of Parcels 191 and 192 and other property. According to a later deed (1017), another portion of these parcels was conveyed to the Hummel Development Corporation by an unrecorded Agreement for Sale dated March 31, 1982, and a Supplement dated May 27, 1982, with Ethel Hummel (1017).

On August 5, 1983, Ethel Hummel and Hummel Development Corporation granted Parcel 192, being Lot Number 9 of the Edward A. Hummel Subdivision dated October 14, 1977, and recorded in Plan Book 78 PL 43, to Rollin George Engle, Jr., and Elizabeth Louise Engle. This warranty deed was recorded on September 23, 1983, in Deed Book 83, page 2848 (1017).

A Mortgage was executed between Hummel Development Corporation and Rollin George Engle, Jr., and Elizabeth Louise Engle on August 8, 1984. This mortgage was recorded on November 5, 1984, in Mortgage Book 84, Page 2664 (1024).

On May 5, 1986, Donald A. Marenchin, Sheriff of Mercer County, granted Ethel Hummel Parcel 191 and other property. This sheriff's deed was recorded on May 30, 1986, in Deed Book 86, Page 4354 (1039). According to a Judicial Sale Realty Transfer Tax Affidavit of Value, executed on May 28, 1983, Hummel Development Corporation foreclosed on the property and the successful bidder was Ethel Hummel (1039).

B. Parcels 198 and 253

These two parcels followed a common chain of title until the early 1960's when they divided into separate parcels. The following information is current as of the May 16, 1988, title search and was confirmed by the Mercer County Tax Assessor's office on January 11, 1989 (see Figure 3):

Parcel 198

Joseph L. Kopnisky
Janice E. Kopnisky (Current Owners)

Assessed Value: \$9,100
Last Assessment: 1984 by Mercer Co. Tax Assessor's Office

Parcel 253

George E. McDougall
Patricia A. McDougall (Current Owners)

Assessed Value: Not available

[Note: There is an outstanding Article of Agreement on this parcel; when the debt is paid, title will be conveyed to Charles and Margaret Grande (1056B; 1058).]

The property history is as follows:

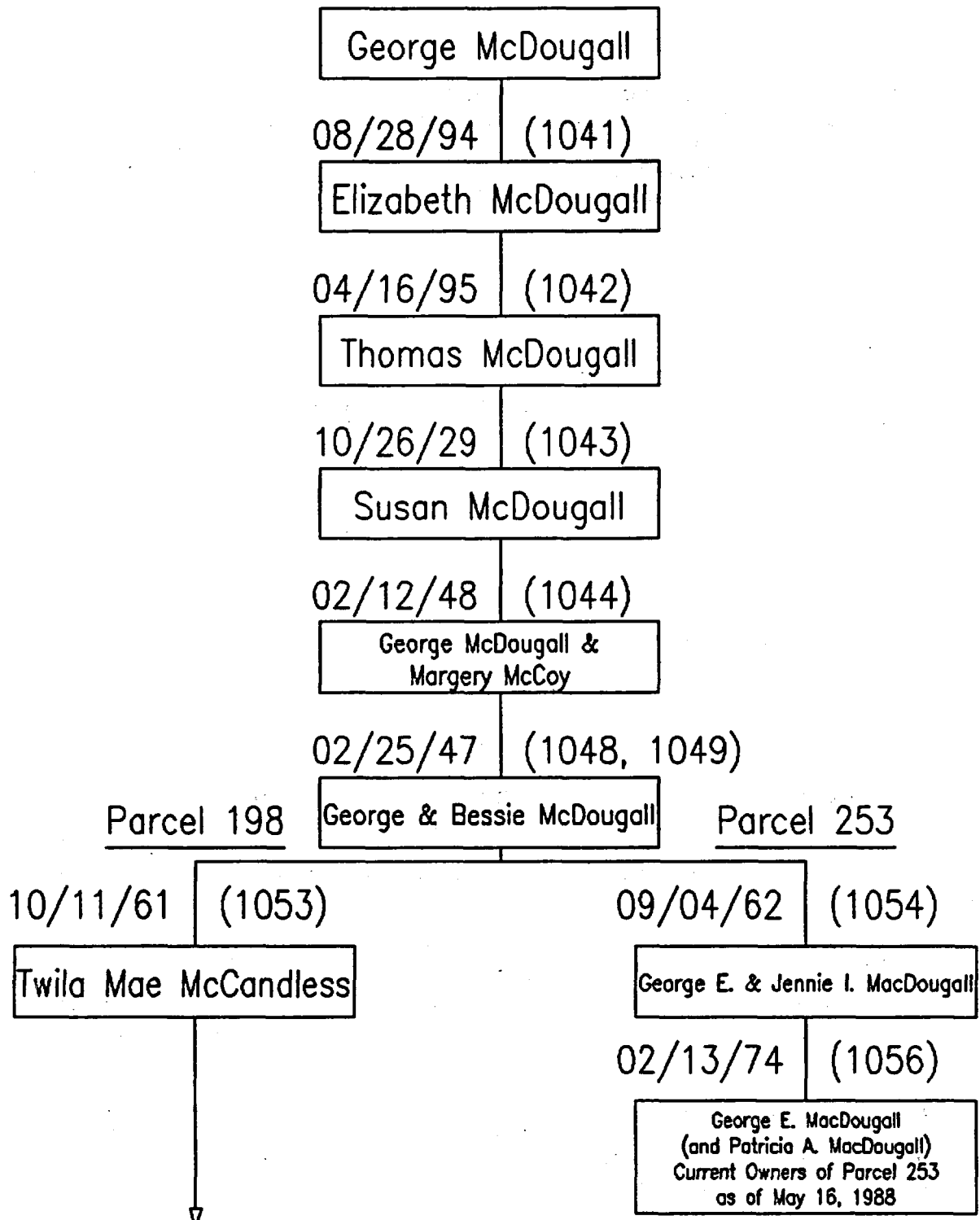
On August 21, 1894, George McDougall died and by his will devised Parcel 198, being 25 acres, and Parcel 253, being 106 acres, to Elizabeth G. McDougall for the term of her life. This will was entered into probate and recorded on August 28, 1894, in Will Book 11, Page 212 (1041).

On April 10, 1895, Elizabeth G. McDougall died. This will was entered into probate and recorded on April 16, 1895, in Will Book 11, Page 325 (1042). According to the will of George McDougall, at the time of Elizabeth G. McDougall's death, Parcels 198 and 253 would revert to T.J. McDougall (1041).

Thomas J. McDougall died, and by his will devised a life estate to Susan McDougall that included Parcels 198 and 253. This will was entered into probate and recorded on October 26, 1929, in Will Book 34, Page 427 (1043).

Chain of Ownership

Parcels 198 and 253



Note: Dates on the figure are dates when instruments were executed or when wills were probated or recorded.

Chain of Ownership

Parcels 198 and 253 (cont.)

05/15/72 (1055)

Joseph L. and Janice Kopnisky
Current owners of Parcel 198
as of May 16, 1988

02/25/81 (1056B)

04/09/87 (1058)

Charles & Margaret Grande
*will take title to Parcel 253
when debt is paid

A Mortgage was executed for Parcel 253 on March 13, 1931, between G.B. McDougall, Bessie J. McDougall, and Susie McDougall, mortgagors, and The Federal Land Bank of Baltimore. This mortgage was recorded on March 17, 1931, in Mortgage Book 159, Page 461 (1043A).

Susie McDougall died and by her will devised Parcels 198 and 253 to George McDougall and Margery McCoy. This will was entered into probate on February 12, 1948, in Will Book 51, Page 160 (1044).

A Mortgage was executed for Parcel 253 on October 15, 1934, between George B. McDougall and E.A. Watson and Roy M. Stewart, trading as Watson & Stewart. This mortgage was recorded on October 18, 1934, in Mortgage Book 148, Page 162. This mortgage was satisfied on March 24, 1947 (1044D).

On February 25, 1947, George B. McDougall and Bessie Jane McDougall granted Parcels 198 and 253 to Frank G. Patterson. This deed was recorded on March 3, 1947, in Book W, Volume 18, Page 108. This is the first of two deeds recorded for the purpose of making joint title (1048).

The second of the two deeds granted Parcels 198 and 253 to George B. McDougall and Bessie Jane McDougall. This deed was executed on February 25, 1947, and recorded in Book W, Volume 18, Page 109 (1049).

On September 26, 1951, a Real Estate Mortgage for Pennsylvania was executed between George B. McDougall and Bessie J. McDougall, and the U.S. Department of Agriculture, Farmers Home Administration for Parcels 198 and 253. This mortgage was recorded on October 4, 1951, in Mortgage Book 241, Page 289 (1049A).

G.B. McDougall and Bessie J. McDougall executed an Oil and Gas Lease with L.L. Beal on September 26, 1952. This lease granted L.L. Beal the oil and gas rights on a 130-acre tract of land containing Parcels 198 and 253. This lease was recorded on October 3, 1952, in ART Book O, Volume 3, Page 361 (1050).

George B. McDougall died on October 3, 1961, and by his will devised to Bessie J. McDougall Parcels 198 and 253. On October 11, 1961, Bessie J. McDougall granted Parcel 198 to Twila Mae McCandless. This warranty deed was recorded on October 16, 1961, in Deed Book 1961, Page 2102 (1053).

On May 15, 1972, Twila Mae McCandless McCoy and Herbert N. McCoy granted Parcel 198 to Joseph L. Kopnisky and Janice E. Kopnisky. This warranty deed was recorded on June 8, 1972, in Deed Book 1972, Page 1340 (1055).

Joseph L. Kopnisky and Janice E. Kopnisky executed an Oil and Gas Lease with Cabot Oil & Gas Corporation on March 9, 1982, for Parcel 198. This lease, which has a term of 5 years, was recorded on April 1, 1982, in Deed Book 82, Page 1164 (1057).

Parcel 253 was conveyed to George E. MacDougall and Jennie I. MacDougall on September 4, 1962, by Bessie Jane McDougall. This Adopted Deed was recorded on September 10, 1962, in Deed Book 1962, Page 1844. This deed is subject to a life estate reserved for Bessie Jane McDougall which includes a 1 1/2-story frame dwelling and approximately 2 acres surrounding it (1054).

Also on September 4, 1962, George E. MacDougall and Jennie I. MacDougall mortgaged Parcel 253 to Grove City National Bank for \$6,000. This mortgage was recorded on September 10, 1962, in Mortgage Book 1962, Page 1486 (1054A).

George E. MacDougall and Jennie I. MacDougall executed another mortgage for Parcel 253 with Grove City National Bank on April 23, 1964. This mortgage, which was for \$5,900, was recorded on April 29, 1964, in Mortgage Book 1964, Page 557 (1054B).

On February 13, 1974, George E. MacDougall and Jennie I. MacDougall granted Parcel 253 to George E. MacDougall. This warranty deed was recorded on February 14, 1974, in Deed Book 74, Page 526 (1056).

On April 12, 1977, George E. MacDougall granted an Underground Grant to Bell Telephone Company of Pennsylvania. This grants an underground right-of-way for telephone cables and related equipment. This grant was recorded on May 5, 1978, in Deed Book 78, Page 1510 (1056A).

On February 25, 1981, an Article of Agreement was executed by George E. MacDougall and Patricia A. MacDougall with Keith E. McDougall and Margaret O. McDougall. This agreement provides for the conveyance of title following the payment of \$82,618.14. This agreement was recorded on March 9, 1981, in Deed Book 81, Page 589 (1056B).

An Assignment of Article of Agreement was executed by Keith E. MacDougall and Margaret O. MacDougall with Charles H. Grande and Margaret J. Grande on April 9, 1987. This agreement assigns all of Keith E. MacDougall's and Margaret O. MacDougall's right, title, and interest in Parcel 253 to the Grandes. The title for this property will be conveyed to the Grandes when the remaining payment of \$32,000 from the Article of Agreement, dated February 25, 1981, is paid in full. This agreement was recorded on April 13, 1987, in Deed Book 87, Page 3669 (1058).

C. Parcels 199 and 200

The following information is current as of the May 16, 1988, title search and was confirmed by the Mercer County Tax Assessor's office on January 11, 1989 (see Figure 4):

Parcel 199

Walter A. Sloan
Eileen C. Sloan (Current Owners)

Assessed Value: \$7,350
Last Assessment: 1974 by Mercer Co. Tax Assessor

Parcel 200

Phillip A. Hardesty
Frances Hardesty (Current Owners)

Assessed Value: \$7,350
Last Assessment: 1977 by Mercer Co. Tax Assessor

The property history is as follows:

On June 2, 1915, David J. Ramsey, Robert T. Ramsey and Julia A. Ramsey granted Parcels 199 and 200, and other property to Dallas Bronson. This deed was recorded on July 17, 1915, in Book X, Volume 9, Page 610 (1059).

D.E. Bronson died, and by his will he devised all of his real estate to his wife. This will was entered into probate and recorded on July 7, 1923, in Will Book 28, Page 349 (1060).

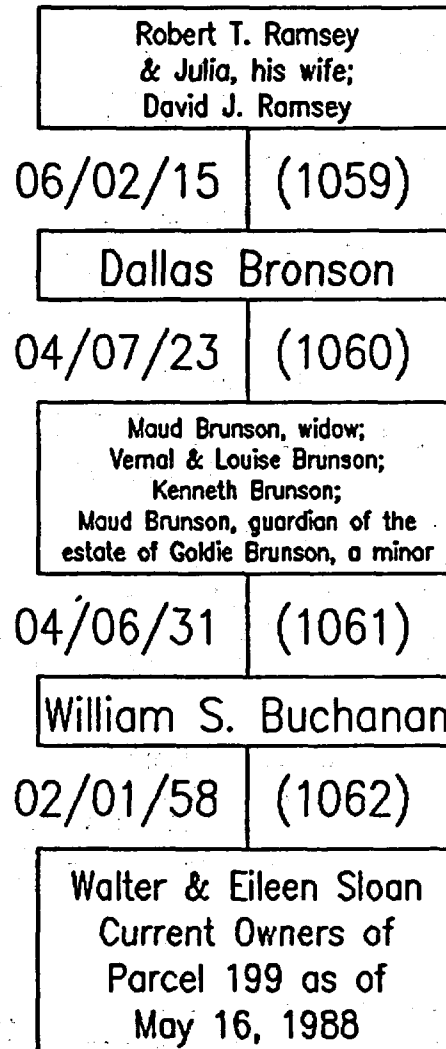
On April 6, 1931, Maud I. Brunson, Vernal G. Brunson and Louise Brunson, Kenneth Brunson, and Maud I. Brunson as guardian of the estate of Goldie M. Brunson, a minor, granted Parcels 199 and 200, and other property to William S. Buchanan. According to this deed, it was uncertain as to the disposition of Dallas Brunson's property, therefore, it was inherited by the above-named grantors. This deed was recorded on April 6, 1931, in Book F, Volume 15, Page 467 (1061).

On February 1, 1958, William S. Buchanan granted Parcels 199 and 200, and other property to Walter A. Sloan and Eileen C. Sloan. This deed was recorded on February 3, 1958, in Book T, Volume 21, Page 244 (1062).

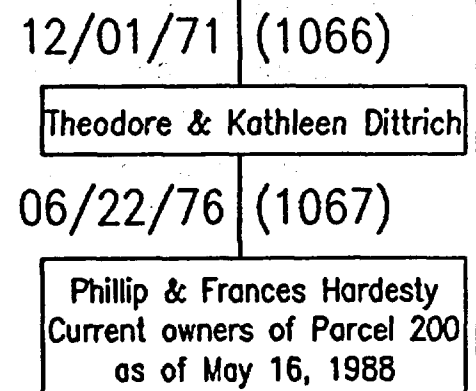
Also on February 1, 1958, a mortgage was executed by Walter A. Sloan and Eileen C. Sloan with William S. Buchanan for Parcels 199 and 200, and other property. This mortgage was recorded on February 3, 1958, in Mortgage Book 282, Page 356 (1063).

Chain of Ownership

Parcels 199 and 200



Parcel 200



Note: Dates on the figure are dates when instruments were executed, or when wills were probated or recorded.

Walter A. Sloan and Eileen C. Sloan executed two more mortgages for Parcels 199 and 200, and other property, both with the Grove City National Bank. The first one was executed on March 4, 1965, and recorded on March 11, 1965, in Mortgage Book 1965, Page 275 (1064). The second mortgage was executed on June 20, 1967, and recorded on June 21, 1967, in Mortgage Book 1967, Page 891 (1065).

Parcel 200 was granted to Theodore Paul Dittrich and Kathleen Dittrich by Walter A. Sloan and Eileen C. Sloan on December 1, 1971. This warranty deed was recorded on December 13, 1971, in Deed Book 1971, Page 3113 (1066).

On June 22, 1976, Theodore Paul Dittrich and Kathleen Dittrich granted Parcel 200 to Phillip A. Hardesty and Frances Hardesty. This warranty deed was recorded on June 29, 1976, in Deed Book 76, Page 2055 (1067).

A mortgage was executed on August 16, 1976, by Phillip A. Hardesty and Frances Hardesty with The McDowell National Bank of Sharon for Parcel 200. This mortgage was recorded on August 19, 1976, in Mortgage Book 76, Page 1602 (1068).

On November 6, 1981, the mortgage, which was executed on August 16, 1976, between Phillip A. Hardesty and Frances Hardesty, and The McDowell National Bank of Sharon, was extended by a Mortgage Extension Agreement by The National Bank of Sharon. This agreement was recorded on November 6, 1981, in Mortgage Book 81, Page 2300 (1070).

Additionally, there was a Complaint in Confession of Judgement entered against Theodore Paul Dittrich and Kathleen Dittrich relevant to Parcel 200. The judgement was in favor of First Seneca Bank and Trust Company, in the amount of \$11, 298.34, as was recorded on October 10, 1979, in 2186 DSB 1979 (1069).

D. Parcel 201

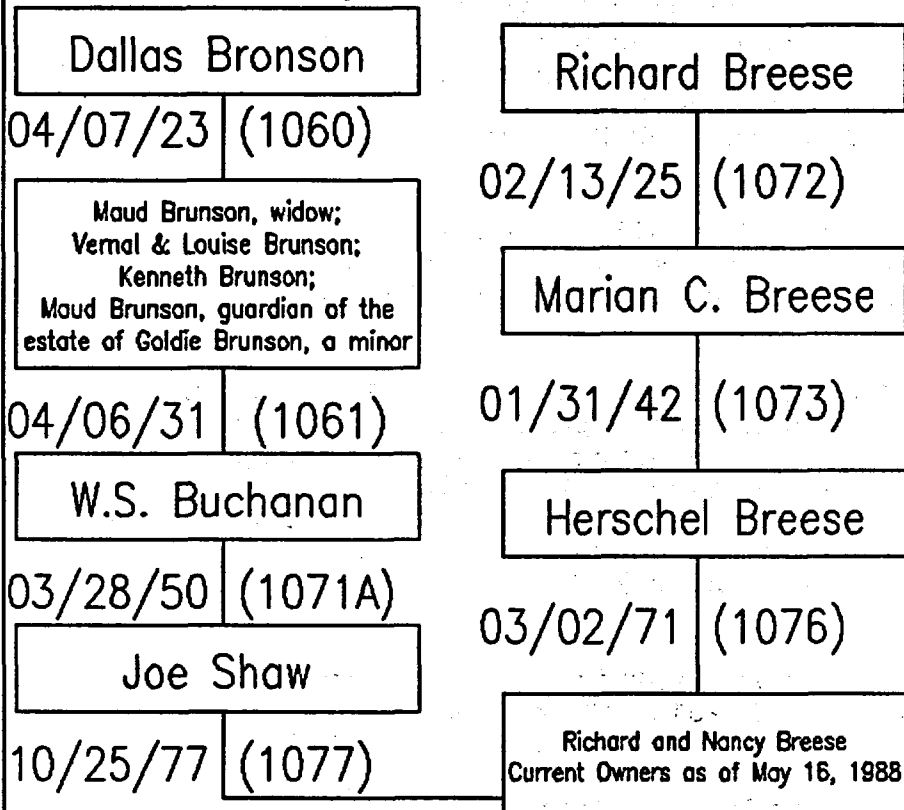
The following information is current as of the May 16, 1988, title search and was confirmed by the Mercer County Tax Assessor's office on January 11, 1989 (see Figure 5):

Richard Breese
Nancy Breese (Current Owners)

Assessed Value: \$2,950
Last Assessment: 1980 by Mercer Co. Tax Assessor

Chain of Ownership

Parcel 201



Note: Dates on the figure are dates when instruments were executed, or when wills were probated or recorded.

The property history is as follows:

On February 13, 1925, Richard Breese executed a deed granting Marian C. Breese two tracts of land which comprise a portion of Parcel 201. This deed was recorded on February 17, 1925, in Book F, Volume 13, Page 476 (1072). Richard Breese purchased one tract comprising a portion of Parcel 201 from the Scotch Hills Coal Company on October 15, 1920 (1072). The Deed from Scotch Hills to Richard Breese was recorded on January 1, 1923, in Book O, Volume 12, Page 479 (1072)(1073). He purchased the second tract comprising a portion of Parcel 201 on January 15, 1923, from Joseph and Hattie Shaw. The Deed from the Shaws to Richard Breese was recorded on January 24, 1923, in Book N, Volume 12, Page 228 (1072).

D.E. Bronson died, and by his will he devised all of his real estate, including Parcel 201, to his wife. This will was entered into probate and recorded on July 7, 1923, in Will Book 28, Page 349 (1060).

On April 6, 1931, Maud I. Brunson, Vernal G. Brunson and Louise Brunson, Kenneth Brunson, and Maud I. Brunson as guardian of the estate of Goldie M. Brunson, a minor, granted Parcel 201 and other property to William S. Buchanan. According to this deed, it was uncertain as to the disposition of Dallas Brunson's property, therefore, it was inherited by the above-named grantors. This deed was recorded on April 6, 1931, in Book F, Volume 15, Page 467 (1061).

On January 31, 1942, Marian Cynthia Breese executed a deed granting Herschel Breese Parcel 201. This deed was recorded on February 2, 1942, in Book K, Volume 17, Page 200 (1073).

On December 7, 1944, Thrift Plan Corporation obtained a Judgment for \$275 against Ruth and Herschel Breese. The Judgment, recorded as Number 137 March Term 1942, was satisfied on December 9, 1944 (1074).

On March 28, 1950, W.S. Buchanan granted a portion of Parcel 201 to Joe Shaw. The deed was recorded on July 20, 1950, in Deed Book W, Volume 19, Page 38 (1071A).

On March 2, 1971, Herschel and Ruth Breese executed a Warranty Deed granting Parcel 201 to Richard and Nancy Breese. This Warranty Deed was recorded on March 3, 1971, in Deed Book 1971, Page 364 (1076).

On July 12, 1978, Richard and Nancy Breese executed a mortgage to purchase property from Joseph and Hattie Shaw (1078). The deed of this transaction was executed on October 25, 1977, and recorded on March 6, 1978, in Deed Book 78, Page 629 (1077). The Mortgage was with Northwest Pennsylvania Bank & Trust Company for \$19,000, and was recorded on July 14, 1978, in Mortgage Book 78, at Page 1553. Parcel 201 is named as collateral to secure the mortgage (1078).

E. Parcels 203, 203-001, and 253-001

By 1935, William George McDougall owned Parcels 203, 203-001, and 253-001. Parcel 203 was conveyed to William George McDougall in three separate transactions. The first transaction was from John McDougall and Jane McDougall to William George McDougall on July 20, 1892. The second transaction began with a deed executed by Eliza Buchanan to Nancy E. Wick on May 2, 1905. The third transaction was from D. Alfred Ramsey and Mary C. Ramsey to William George McDougall on February 20, 1935. This transaction also conveyed Parcel 203-001.

Parcel 253-001 was a 2-acre tract of land that William G. McDougall and Mary E. McDougall reserved when they conveyed Parcels 203 and 203-001 to Samuel J. Mohny and Esther L. Mohny on August 10, 1944.

This property history begins with the transactions that conveyed Parcels 203, 203-001, and 253-001 to William George McDougall. From this point, this property history will follow the chain of title to the current owners of these three parcels.

The following information is current as of the May 16, 1988, title search and was confirmed by the Mercer County Tax Assessor's office on January 11, 1989 (see Figure 6):

Parcel 203

Erma L. Osborne (Current Owner)

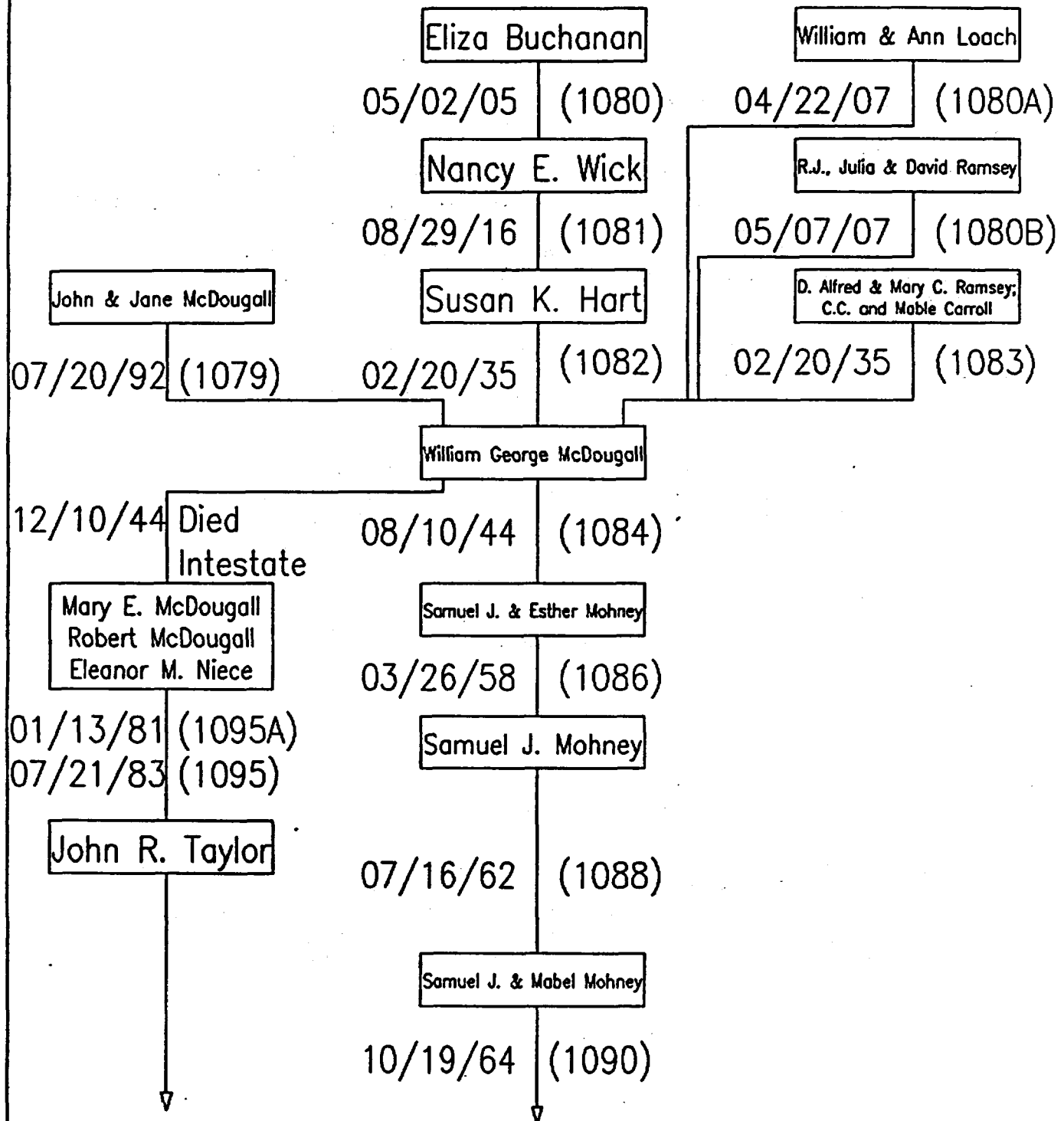
Assessed Value: \$3,700

Last Assessment: 1987 by Mercer Co. Tax Assessor

[Note: The Mercer County Tax Assessor's office indicated to TechLaw on January 11, 1989, that there is an outstanding installment sales contract on Parcel 203; when all payments have been made, title will transfer to Keith and Margaret McDougall (current owners of Parcel 253-001).]

Chain of Ownership

Parcels 203, 203-001, and 253-001

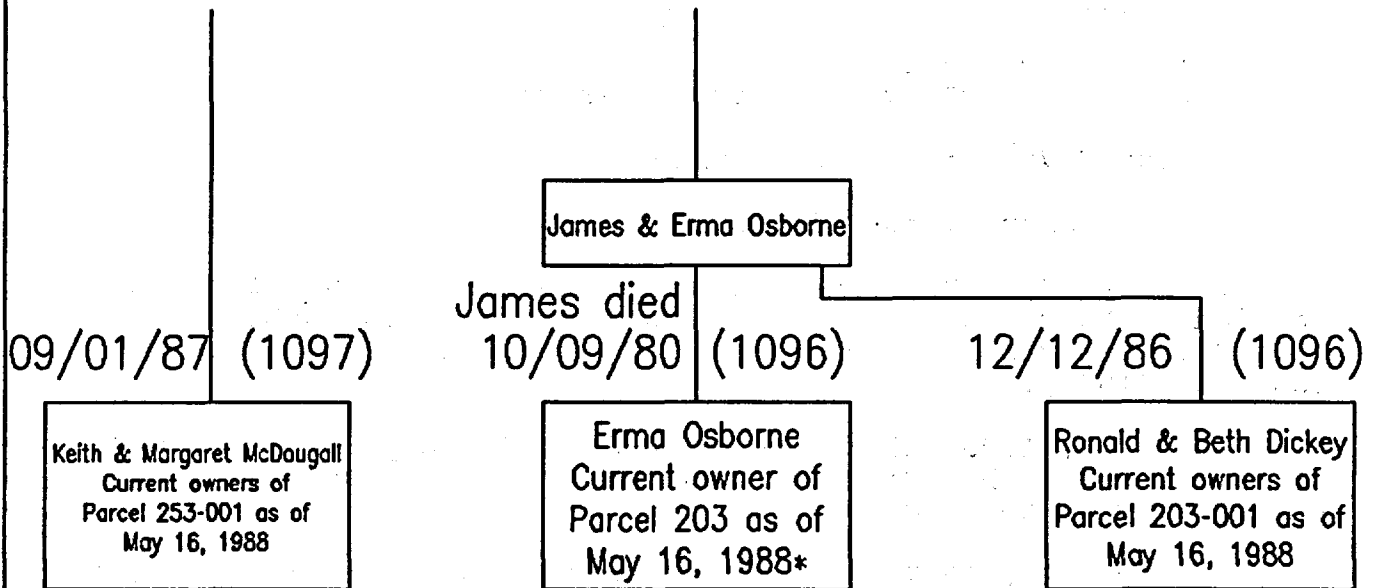


Note: Dates on the figure are dates when instruments were executed or when wills were probated or recorded.

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Chain of Ownership

Parcels 203, 203-001, and 253-001 (cont.)



*The Mercer County Tax Assessor's office indicated that an installment sale contract is in effect for Parcel 203; when the installment payments have all been made, title will transfer to Keith and Margaret McDougall.

Note: Dates on the figure are dates when instruments were executed, or when wills were probated or recorded.

Parcel 203-001

Ronald K. Dickey
Beth D. Dickey (Current Owners)

Assessed Value: \$350
Last Assessment: 1987 by Mercer Co. Tax Assessor

Parcel 253-001

Keith E. McDougall
Margaret O. McDougall (Current Owners)

Assessed Value: Not available

The property history is as follows:

On July 20, 1892, John McDougall and Jane McDougall conveyed a portion of Parcel 203 and 253-001 to William George McDougall. This deed was recorded on October 12, 1892, in Book Z, Volume 5, Page 260 (1079).

On May 2, 1905, Eliza Buchanan granted Nancy E. Wick a portion of Parcel 203. This deed was recorded on May 3, 1905, in Book E, Volume 8, Page 207 (1080).

On April 22, 1907, William Loach and Ann Loach granted William George McDougall a portion of Parcels 203 and 203-001. This deed was recorded in Book Q, Volume 8, Page 195 (1080A).

On May 7, 1907, R.J. Ramsey, Julia Ramsey, and David J. Ramsey granted William George McDougall a portion of Parcels 203 and 203-001. This deed was recorded in Book T, Volume 8, Page 30 (1080B).

When Nancy E. Wick died, she willed all of her real estate to Susan K. Hart. This will was entered into probate and recorded on August 29, 1916, in Will Book 22, Page 267 (1081).

On October 29, 1934, The First National Bank, acting as administrator for Susan K. Hart, who died intestate on October 6, 1933, granted a portion of Parcel 203, and other property to William George McDougall. This deed was recorded on February 20, 1935, in Book T, Volume 15, Page 472 (1082).

On February 29, 1935, D. Alfred Ramsey and Mary C. Ramsey, and C.C. Carroll and Mable Carroll, quitclaimed a portion of Parcel 203 and Parcel 203-001 to William George McDougall. This quitclaim deed was recorded on February 26, 1936, in Book Z, Volume 15, Page 113 (1083). This quitclaim deed conveyed property to William George McDougall that had previously been conveyed to him by deeds recorded in Book Q, Volume 8, Page 195 (1080A), and Book T, Volume 8, Page 30 (1080B).

On August 10, 1944, William G. McDougall and Mary E. McDougall granted Parcels 203 and 203-001, except for 2 acres which was put on reserve, to Samuel J. Mohney and Esther L. Mohney. These 2 acres that were put on reserve became Parcel 253-001. This deed was recorded on August 11, 1944, in Book X, Volume 17, Page 276 (1084).

A mortgage was executed on August 11, 1944, by Samuel J. Mohney and Esther L. Mohney with Chrissie R. Redmond for Parcels 203 and 203-001. This mortgage was recorded on August 11, 1944, in Mortgage Book 211, Page 245. The mortgage was satisfied on March 18, 1958 (1085).

On March 26, 1958, Samuel J. Mohney and Esther L. Mohney granted Parcels 203 and 203-001 to Samuel J. Mohney. This deed was recorded on May 8, 1958, in Book K, Volume 21, Page 575 (1086).

A mortgage was executed on March 26, 1958, by Samuel J. Mohney with The Grove City National Bank for Parcels 203 and 203-001. This mortgage was recorded on May 8, 1958, in Mortgage Book 283, Page 258 (1087).

On July 16, 1962, Samuel J. Mohney granted Parcels 203 and 203-001 to Samuel J. Mohney and Mabel H. Mohney. This deed was recorded on July 23, 1962, in Deed Book 1962, Page 1467 (1088).

On October 19, 1964, Mabel Mohney granted Parcels 203 and 203-001 to James W. Osborne and Erma L. Osborne. Mabel H. Mohney became sole owner of the property after her husband, Samuel J. Mohney, died on December 2, 1963. This general warranty deed was recorded on October 19, 1964, in Deed Book 1964, Page 2337 (1090).

Also on October 19, 1964, a mortgage was executed by James W. Osborne and Erma L. Osborne with The First National Bank of Slippery Rock for Parcels 203 and 203-001. This mortgage was recorded on October 19, 1964, in Mortgage Book 1964, Page 1833 (1091).

Another mortgage was executed by James W. Osborne and Erma L. Osborne with The First National Bank of Slippery Rock on December 22, 1969, for Parcels 203 and 203-001. This mortgage was recorded on January 13, 1970, in Mortgage Book 1970, Page 40 (1092).

On September 19, 1979, an Article of Agreement was executed by James W. Osborne and Erma L. Osborne with Edward L. McDougall and Janet L. McDougall for Parcels 203 and 203-001. The agreement provides for the conveyance of title following the payment of \$79,883.60. This agreement was recorded on October 11, 1979, in Book 79, Page 3672 (1093).

An Assignment of Article of Agreement was executed by Edward L. McDougall and Janet L. McDougall with Keith E. McDougall and Margaret O. McDougall on September 28, 1982. This agreement assigns all the right, title, and interest in Parcels 203 and 203-001 to Keith E. McDougall and Margaret O. McDougall. They will be responsible for making payments due from the date of this agreement as stated in the Article of Agreement dated September 19, 1979 (1094).

Parcel 203-001 was conveyed on December 12, 1986, by Silvio P. Cerchie (executor of the estate of James W. Osborne, who died on October 9, 1980), Erma L. Osborne, and Keith E. McDougall and Margaret O. McDougall to Ronald K. Dickey and Beth D. Dickey. This warranty deed was recorded on December 31, 1986, in Deed Book 86, Page 13525 (1096).

When William George McDougall died intestate on August 10, 1944, his heirs, Mary Elizabeth McDougall, Robert H. McDougall, and Eleanor M. Niece each inherited a one-third interest in Parcel 253-001 (1095). This parcel is the 2-acre tract of land reserved by William George McDougall and Mary Elizabeth McDougall by deed dated August 10, 1944 (1084).

Mary Elizabeth McDougall died on January 1, 1949, leaving as her sole heirs Robert H. McDougall and Eleanor M. Niece (1095). On January 3, 1981, Eleanor M. Niece died, leaving her entire estate to John R. Taylor. This will was entered into probate and recorded at Reg. No. 41549 on January 13, 1981 (1095A).

On July 21, 1983, Robert Harold McDougall and Ellen McDougall, and Keith E. McDougall and Margaret O. McDougall quitclaimed Parcel 253-001 to John R. Taylor. Keith E. McDougall and Margaret O. McDougall are also listed on the deed to confirm the exact location of the 2 acres. This quitclaim deed was recorded on October 15, 1985, in Deed Book 85, Page 3703 (1095).

On September 1, 1987, John R. Taylor and Janet M. Taylor granted Parcel 253-001 to Keith E. McDougall and Margaret O. McDougall. This warranty deed was recorded on September 22, 1987, in Deed Book 87, Page 9990 (1097).

[Note: According to the Mercer County Tax Assessor's office, as of January 11, 1989, there is an installment sales agreement in effect for Parcel 203. When the installment payments have all been made, title will transfer to Keith and Margaret McDougall. No such agreement was revealed in the recorded documents of the May 16, 1988, title search.]

F. Parcel 244

The following information is current as of the May 16, 1988, title search and was confirmed by the Mercer County Tax Assessor's office on January 11, 1989 (see Figure 7):

Thomas L. Bortz
Karen A. Leach
James W. Bortz
Sandra J. Anderson (Current Owners)

Assessed Value: \$3,450
Last Assessment: 1974 by Mercer Co. Tax Assessor

The property history is as follows:

On April 21, 1923, A.E. Thompson and Mary E. Thompson granted Parcel 244 to William H. Smith and Eva F. Smith. This deed was recorded on April 24, 1923, in Book Q, Volume 12, Page 200 (1098).

Eva F. Smith became sole owner of Parcel 244 after her husband, William H. Smith, died. On August 23, 1940, Eva F. Smith died intestate leaving as her heirs, Herman F. Smith, Clyde L. Smith, and Laurence M. Smith (1099, 1100).

On September 14, 1940, Herman F. Smith and Ethel M. Smith, Clyde L. Smith and Florence P. Smith, and Laurence M. Smith and Alvina W. Smith quitclaimed Parcel 244 to Samuel James Mohney and Esther L. Mohney. This quitclaim deed was recorded on August 16, 1941, in Book G, Volume 17, Page 468 (1099).

On July 20, 1944, Samuel J. Mohney and Esther L. Mohney granted Parcel 244 to Charles G. Bortz and Dorothy M. Bortz. This deed was recorded on July 21, 1944, in Book W, Volume 17, Page 549 (1100).

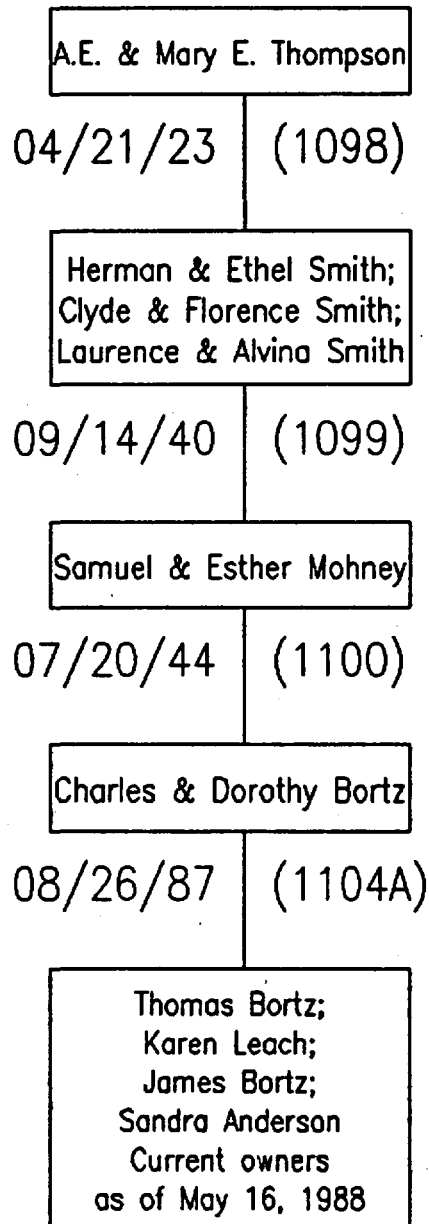
Also on July 20, 1944, a mortgage was executed by Charles G. Bortz and Dorothy M. Bortz with John G. Bestwick for Parcel 244. This mortgage was recorded on July 21, 1944, in Mortgage Book 206, Page 387. The mortgage was satisfied on October 18, 1946 (1101).

Another mortgage was executed by Charles G. Bortz and Dorothy M. Bortz with Farm Bureau Life Insurance Company for Parcel 244 on October 18, 1946. This mortgage was recorded on October 18, 1946, in Mortgage Book 227, Page 53 (1102).

On June 22, 1956, Charles G. Bortz and Dorothy M. Bortz executed a mortgage with The First National Bank of Grove City. This mortgage was recorded on June 25, 1956, in Mortgage Book 275, Page 341 (1103).

Chain of Ownership

Parcel 244



Note: Dates on the figure are dates when instruments were executed, or when wills were probated or recorded.

On August 8, 1958, The First National Bank of Grove City assigned the June 22, 1956, mortgage (Mortgage Book 275, Page 341 (1103)), between Charles and Dorothy Bortz and The First National Bank to First Seneca Bank and Trust Company. The assignment of mortgage was recorded on August 25, 1958, in Mortgage Book 242, Page 578 (1103A).

On January 17, 1984, another mortgage was executed by Charles G. Bortz and Dorothy M. Bortz with KoolVent Aluminum Products, Inc. This mortgage was recorded on February 9, 1984, in Mortgage Book 84, Page 248 (1104).

Dorothy M. Bortz became sole owner of Parcel 244 after her husband, Charles G. Bortz, died on February 8, 1986. Dorothy M. Bortz then granted Parcel 244 on August 26, 1987, to Thomas L. Bortz, Karen A. Leach, James W. Bortz, and Sandra J. Anderson. This warranty deed was recorded on September 1, 1987, in Deed Book 87, Page 9258 (1104A).

G. Parcel 252

The following information is current as of the February 24, 1989, title search (see Figure 8):

Mary Black
Erma Black (Current Owners)

[Note: The Mercer County Tax Assessor's office lists only Mary Black as the current owner of Parcel 252. The Tax Assessor indicated to TechLaw that if two persons own the property, both names appear in the property tax records only if the two owners are husband and wife.]

Assessed Value: \$3,350
Last Assessment: 1988 by the Mercer Co. Tax Assessor

The property history is as follows:

Joseph P. Black died intestate on January 25, 1912, leaving to survive him his widow, who died on March 3, 1921, and five children as heirs at law: Maud Black (daughter), James Luther Black (son), William Pressley Black (son), George M. Black (son), and David Ross Black (son). At the time of his death, Joseph P. Black owned four tracts of land comprising Parcel 252 (1105).

On May 10, 1929, James Luther Black granted any interest he might have in Parcel 252 to George M. Black, David Ross Black, and Maude Black by deed recorded on May 20, 1929, in Book T, Volume 14, Page 497 (1105).

On October 25, 1930, William Presley Black, et. ux., granted any interest he might have in Parcel 252 to George M. Black, David Ross Black, and Maude Black by Deed at Book F, Volume 15, Page 58 (1106).

Chain of Ownership

Parcel 252

Died Intestate 01/25/12
Widow Died Intestate
03/03/21 (1105)

Joseph Black

Maud Black

James L. Black

William P. Black

George M. Black

David R. Black

05/10/29 (1105)

10/25/30 (1106)

Maud

George M.

David R.

Died Intestate 11/30/45
(1112)

Conveyed her
share to George
only

Maud

George

James L.

12/09/63 (1110)

Erma Elected to
take against will
02/12/68 (1111A)

George

James

George Willed
all to Mary

10/09/67 (1111)

Erma

Mary

James

10/14/67 (1113)

Erma

Mary

Notes: Dates on the figure are dates when instruments were executed, or when wills were probated or recorded.

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FIGURE 8

On October 25, 1930, George M. Black, et. al., executed an Indenture which was a Purchase Money Mortgage for \$1,500.00 on Parcel 252 to William Pressley Black. The Indenture was recorded on October 27, 1930, in Mortgage Book 161, Page 50. The mortgage was satisfied on July 26, 1954 (1107).

On January 26, 1940, George M. Black, et. al., granted a right-of-way across Parcel 252 for electricity, telephone, and telegraph to the Pennsylvania Power Company. The right of way was recorded on May 10, 1940, in ART Book X, Volume 2, Page 455 (1108).

On December 9, 1963, Maude Black Tebay executed a General Warranty Deed granting to George M. Black "an undivided interest" in Parcel 252. The Warranty Deed was recorded on January 13, 1964, at Deed Book 1964, Page 47 (1110).

George M. Black died on August 19, 1967 (1111A). His holographic will, dated April 1, 1962, left all of his estate to his daughter Mary Black (1111). His will was submitted for probate on October 9, 1967, and was recorded in the Register of Wills Office of Mercer County in Will Book 71, Page 43 (1111)(1112).

Erma Black, widow of George M. Black, elected to take against the will on November 20, 1967 (1111A). Her Election to Take Against the Will was recorded on February 12, 1968, in Deed Book 1968, Page 284 (1111A).

James Luther Black conveyed his interest in Parcel 252 to Erma Black and Mary Black by deed executed on October 14, 1967, and recorded on October 19, 1967, in Deed Book 1967, Page 2536 (1113).

III. CORPORATE HISTORY

- A. Cooper Industries, Inc.
Box 4446
Houston, TX 77210
Chief Executive: Robert Cizik, CHB

(2001)

According to a Dun and Bradstreet DunsPrint report dated June 29, 1988, Cooper Industries, Inc. ("Cooper") is active as a manufacturer of electrical and electronic products, of commercial and industrial products, and of compression and drilling products. Cooper was incorporated on January 8, 1919, in Ohio and is a publicly-held corporation. The company's annual sales are \$3,585,785,000 (2001).

According to the DunsPrint report, the overall condition of Cooper is considered good as reflected by the December 31, 1987, financial statement. The company has been successful in reducing its total liability to tangible net worth ratio since its April 1985 acquisition of McGraw-Edison Company, Inc. The company has significant cash flow from operations which has been adequate to allow the company to retire long-term debt and pay suppliers in a generally prompt manner although some slowness has been exhibited (2001).

According to Dun and Bradstreet, Cooper has an operation in Mercer County at 150 Lincoln Avenue, Grove City, Pennsylvania. The Dun and Bradstreet report for the local operation indicates that Cooper has a warehouse facility at 150 Lincoln Avenue in Grove City (2002). The Harris Industrial Directory for Pennsylvania has an entry for "Cooper Energy SVC" that refers the reader to "Energy Services Group." The entry for Energy Services Group, C-B Reciprocating Products Division, on Lincoln Avenue in Grove City indicates that the company manufactures air and gas compressors and diesel engines (2003).

The Pennsylvania Secretary of State lists Cooper as being in good standing. The company was admitted to do business in Pennsylvania on September 14, 1933.

B. Hummel Development Corp.
128 South Center Street
Grove City, PA 16127
(No telephone listing in directory assistance)

(Pennsylvania Secretary of State)

The Pennsylvania Secretary of State lists Hummel Development Corp., as being in good standing. The company was incorporated on May 27, 1982, and its purpose is listed as residential housing development. The authorized stock is 1,000 shares at no par value; the sole incorporator was Louis McEwen, Attorney at Law (Grove City, 412/458-5021).

Dun and Bradstreet did not have any financial information for Hummel Development Corp.

IV. CONCLUSIONS AND RECOMMENDATIONS

TechLaw has conducted title research for property located in Pine Township, Mercer County, Pennsylvania.

Property covered in the title search included the following 12 parcels and revealed the current owners (confirmed by the Mercer County Tax Assessor's office on January 11, 1989, except as noted below) as follows:

Parcel 191	Ethel M. Hummel
Parcel 192	Rollin George Engle, Jr. Elizabeth Louise Engle
Parcel 198	Joseph L. Kopnisky Janice E. Kopnisky
Parcel 199	Walter A. Sloan Eileen C. Sloan
Parcel 200	Phillip A. Hardesty Frances Hardesty
Parcel 201	Richard Breese Nancy Breese
Parcel 203	Erma L. Osborne
Parcel 203-001	Ronald K. Dickey Beth D. Dickey
Parcel 244	Thomas L. Bortz Karen A. Leach James W. Bortz Sandra J. Anderson
Parcel 252	Mary Black Erma Black (not listed as owner in property tax records)
Parcel 253	George E. McDougall Patricia A. McDougall
Parcel 253-001	Keith E. McDougall Margaret O. McDougall

Certified copies of title documents were obtained from Jones-McConnell, P.C., to determine property ownership from 1930 to the present. This included the document vesting title to the owners of the property in 1930. The property ownership transactions contained in these title documents are set forth in the property history narrative, which includes "title trees," and summarized in a chronological grantor/grantee outline of the Osborne Landfill site property.

TechLaw makes the following recommendations for additional research:

1. Contact former property owners: Prior owners of the parcels could be contacted regarding landfill activities. The prior property owners should be able to specify whether their property was ever used for waste disposal, particularly hazardous substance disposal. If hazardous substance disposal occurred on these individuals' property during the time of their ownership, then they could be classified as owner PRPs. Section 104(e) letters should be sent to the prior owners to obtain this information.
2. Contact the current property owners: The current property owners of the parcels could be contacted regarding landfill activities. The current property owners should be queried as to the use of their property or adjacent property for waste disposal, particularly hazardous substance disposal. Section 104(e) should be sent to the current owners to request this information, which could lead to the identification of additional PRPs.

APPENDIX A

DOCUMENT REFERENCES

For title documents referenced, see Appendix B, Summary of Title Documents.

- 2001 Dun and Bradstreet report for Cooper Industries, Houston, Texas.
- 2002 Dun and Bradstreet report for Cooper Industries, Grove City, Pennsylvania.
- 2003 Entry for Energy Services Group, C-B Reciprocating Products Division; Harris Industrial Directory for Pennsylvania, 1988 edition.

APPENDIX B

SUMMARY OF TITLE DOCUMENTS

Parcels 191 and 192

Deed (1001)

Grantors: Muriel Lillie Belle Ebersole and D.C. Ebersole
Grantee: J.D. Hoffman
Executed: October 14, 1921
Recorded: October 24, 1921
Volume: Book I, Volume 12 Page: 214
Property: Portion of Parcels 191 and 192, and other property.

Deed (1004)

Grantors: J.D. Hoffman and Nellie Hoffman
Grantee: Ruth McMillan
Executed: January 14, 1939
Recorded: January 17, 1939
Volume: Book S, Volume 16 Page: 391
Property: Portion of Parcels 191 and 192, and other property.
Comment: The first of two deeds recorded for the purpose of making joint title.

Deed (1005)

Grantor: Ruth McMillan
Grantees: J.D. Hoffman and Nellie Hoffman
Executed: January 14, 1939
Recorded: January 17, 1939
Volume: Book U, Volume 16 Page 75
Property: Portion of Parcels 191 and 192, and other property.
Comment: The second of two deeds recorded for the purpose of making joint title.

Will (1007)

Deceased: James D. Hoffman
Executor: Nellie F. Hoffman
Executed: March 10, 1941
Recorded: March 21, 1946
Volume: Will Book 50 Page: 35
Property: Portion of Parcels 191 and 192, and other property.
Comment: Willed all real estate to Nellie F. Hoffman

Will (1008)

Deceased: Nellie F. Hoffman, a/k/a Mrs. J.D. Hoffman
Executors: Mary Evelyn Monroe and Marjorie Murray
Executed: April 9, 1946
Recorded: March 3, 1947
Volume: Will Book 50 Page: 347
Property: Portion of Parcels 191 and 192, and other property.
Comment: Willed all real estate to Mary Evelyn Monroe and Marjorie Murray

Deed (1013)

Grantors: Marjorie Murray and John M. Murray
Mary Evelyn Monroe and Fred F. Monroe
Grantees: Edward A. Hummel and Ethel Hummel
Executed: May 17, 1951
Recorded: May 24, 1951
Volume: Book Y, Volume 19 Page: 339
Property: Portion of Parcels 191 and 192, and other property.

Deed (1002)

Grantor: Laura A. Foss
Grantees: A.E. Thompson and Mary E. Thompson
Executed: January 29, 1927
Recorded: January 31, 1927
Volume: Book Z, Volume 13 Page: 626
Property: Portion of Parcels 191 and 192, and other property.

Narr and Confession (1003)

Plaintiff: Grove City National Bank
Defendants: D.F. Thompson, Mary E. Thompson and A.E. Thompson
Recorded: March 15, 1937
Volume: 327 March

Narr and Confession (1006)

Plaintiff: Grove City National Bank
Defendants: Mary E. Thompson and A.E. Thompson
Recorded: November 25, 1940
Volume: 678 Sept

Deed (1009)

Grantors: A.E. Thompson and Mary E. Thompson
Grantee: Josephine T. Bowie
Executed: April 25, 1946
Recorded: April 26, 1946
Volume: Book F, Volume 18 Page: 432
Property: Portion of Parcel 191 and 192, and other property.

Mortgage (1010)

Mortgagor: Josephine Bowie
Mortgagee: The First National Bank
Executed: June 27, 1946
Recorded: June 27, 1946
Volume: Mortgage Book 205 Page: 550
Property: Portion of Parcels 191 and 192, and other property.
Satisfied: November 6, 1950

Deed (1011)

Grantor: Josephine T. Bowie
Grantees: Marriott C. Dick and Sadie C. Dick
Executed: January 28, 1948
Recorded: January 28, 1948
Volume: Deed Book Z, Volume 18 Page: 392
Property: Portion of Parcels 191 and 192, and other property.

Right-of-Way (1012)

Grantors: M.C. Dick and Sadie C. Dick
Grantee: Pennsylvania Power Company
Executed: September 29, 1948
Recorded: February 2, 1949
Volume: ART Book I, Volume 3 Page: 315

Plot Plan Right-of-Way Agreement (1014)

Grantors: M.C. Dick and Sadie C. Dick
Grantee: Pennsylvania Power Company
Executed: August 2, 1951
Recorded: August 15, 1951
Volume: ART Book N, Volume 3 Page: 307
Property: Portion of Parcels 191 and 192, and other property.

Deed (1015)

Grantors: Marriott C. Dick and Sadie C. Dick
Grantees: Edward A. Hummel and Ethel M. Hummel
Executed: December 1, 1953
Recorded: December 10, 1953
Volume: Book Q, Volume 20 Page: 475
Property: Portion of Parcels 191 and 192, and other property.

Agreement (1016)

Grantor: Union Heat and Light Company
Grantees: Edward A. Hummel and Ethel Hummel
Executed: October 14, 1955
Recorded: October 24, 1955
Volume: ART R, Volume 3 Page: 378
Comment: This agreement provides for the extension of a gas distribution pipe. No property is thus conveyed.

Mortgage and Security Agreement (1018)

Mortgagor: Hummel Development Corp.
Mortgagee: Equibank
Executed: July 9, 1982
Recorded: July 14, 1982
Volume: Mortgage Book 82 Page: 1186
Property: Portion of 191.

Aerial Plot Plan and Underground Right-of-Way Agreement (1020)

Grantor: Hummel Development Corp.
Grantee: Pennsylvania Power Company and
The Bell Telephone Company
Executed: July 9, 1982
Recorded: August 9, 1982
Volume: Deed Book 82 Page: 2792
Property: Portion of 191

Aerial Plot Plan and Underground Right-of-Way Agreement (1021)

Grantor: Hummel Development Corp. and Ethel Hummel
Grantee: Pennsylvania Power Company and
The Bell Telephone Company
Executed: July 9, 1982
Recorded: August 9, 1982
Volume: Deed Book 82 Page: 2793
Property: Portion of 191

Right of Way (1022)

Grantor: Hummel Development Corp.
Grantee: The Peoples Natural Gas Company
Executed: September 7, 1982
Recorded: October 13, 1982
Volume: Deed Book 82 Page: 3634

Mortgage and Security Agreement and Mortgage Note
Modification Agreement (1023)

Mortgagor: Hummel Development Corp.
Mortgagee: Equibank
Executed: September 16, 1983
Recorded: November 29, 1983
Volume: Mortgage Book 83 Page: 2942
Property: Portion of 191

Complaint and Judgment (1026)

Plaintiff: Steve's Woodshed Company
Defendants: David Davis and Hummel Development Corp.
Executed: September 14, 1984
Recorded: December 5, 1984
Volume: 1416 DSB 1984 Page: 392
Debt: \$3,363.28
Comment: Dollar amount on front page is amount asked for;
second page shows final judgment amount.

Complaint and Judgment (1028)

Plaintiff: Cooper Bros., Inc., and H.W. Cooper Builders Supply, Inc.
Defendants: David Davis and Hummel Development Corporation
Executed: October 5, 1984
Recorded: November 16, 1984
Volume: 1362 DSB 1984 Page: 319
Debt: \$3303.16
Comment: Judgment was ruled in favor of Cooper Bros.

Complaint and Judgment (1029)

Plaintiff: Pic Electric, Inc.
Defendants: Dave Davis and Hummel Development Corp.
Executed: October 5, 1984
Recorded: November 16, 1984
Volume: 1355 DSB 1984 Page: 377
Debt: \$1,764.93
Comment: Judgment was ruled in favor of Pic Electric.

Complaint and Judgment (1030)

Plaintiff: Clinch-Tite Corp.
Defendant: Hummel Development Corp.
Executed: October 29, 1984
Recorded: Not provided
Volume: 1282 DSB 1984 Page: 359
Debt: \$2,220.06
Comment: Judgment was ruled in favor of Clinch-Tite Corp.

Certified Copy of Lien (1032)

Plaintiff: Commonwealth of Pennsylvania, Department of Labor and Industry
Defendant: Hummel Development Corp.
Executed: December 18, 1984
Recorded: December 28, 1984
Volume: 1504 DSB 1984 Page: Not provided
Debt: \$1,996.80

Certified Copy of Lien (1033)

Plaintiff: Commonwealth of Pennsylvania, Dept. of Revenue
Defendant: Hummel Development Corp.
Executed: January 3, 1985
Recorded: January 9, 1985
Volume: 44 DSB 1985 Page: 426
Debt: \$4,826.26

Complain and Judgement (1034)

Plaintiff: Equibank
Defendant: Hummel Development Corp.
Executed: January 11, 1985
Recorded: Not provided
Volume: 65 DSB 1985 Page: 431
Debt: \$59,781.90
Comment: Judgment was ruled in favor of Equibank.

Lien (1035)

Plaintiff: Commonwealth of Pennsylvania, Dept. of Revenue
Defendant: Hummel Development Corp.
Executed: March 12, 1985
Recorded: March 21, 1985
Volume: 367 DSB 1985 Page: 33
Debt: \$257.42

Lien (1036)

Plaintiff: Commonwealth of Pennsylvania, Dept. of Revenue
Defendant: Hummel Development Corp.
Executed: April 1, 1985
Recorded: April 9, 1985
Volume: 449 DSB 1985 Page: 53
Debt: \$222.93

Lien (1037)

Plaintiff: Commonwealth of Pennsylvania
Defendant: Hummel Development Corp.
Executed: April 24, 1985
Recorded: April 29, 1985
Volume: 522 DSB 1985 Page: 73
Debt: \$330.47

Praecipe Judgment (1038)

Plaintiff: Ethel Hummel
Defendant: Hummel Development Corp.
Executed: Not provided
Recorded: February 3, 1986
Volume: 116 DSB 1986 Page: 315
Debt: \$108,288.00
Comment: Judgment was ruled in favor of Ethel Hummel

Warranty Deed (1017)

Grantors: Ethel Hummel, a/k/a Ethel M. Hummel and
Hummel Development Corporation
Grantees: Rollin George Engle, Jr. and Elizabeth
Louise Engle
Executed: August 5, 1983
Recorded: September 23, 1983
Volume: Deed Book 83 Page: 2848
Property: Parcel 192

Mortgage (1024)

Mortgagor: Hummel Development Corporation
Mortgagees: Rollin George Engle, Jr., and Elizabeth Louise Engle
Executed: August 8, 1984
Recorded: November 5, 1984
Volume: Mortgage Book 84 Page: 2664
Property: Portion of Parcel 191
Comment: This mortgage concerns Hummel Development Corporation borrowing money from the Engles and securing it with other lots listed in mortgage (not Lot 9) and "all other lots....conveyed to Hummel Development Corporation by an unrecorded Agreement of Sale, dated March 31, 1982, and Supplement....with Ethel Hummel."

Mechanics' Lien (1025)

Plaintiff: Montgomery Builders Supply, Inc.
Defendants: Rollin George Engle, Jr. and Elizabeth Louise Engle and Hummel Development Corporation
Executed: September 11, 1984
Recorded: September 12, 1984
Volume: 78 ML 1984 Page: 13
Property: Parcel 192
Debt: \$18,120.46

Mechanics' Lien Claim (1027)

Plaintiff: Frank J. Zingone, t/a F.J. Zingone's Paint and Decorating
Defendants: Rollin George Engle, Jr. and Elizabeth Louise Engle
Executed: September 28, 1984
Recorded: October 29, 1984
Volume: 98 ML 1984
Property: Parcel 192
Debt: \$1,108.30

Statement of Mechanics' Lien Claim (1031)

Plaintiff: Trumbull Supply, Inc.
Defendants: Rollin George Engle, Jr. and Elizabeth Louise Engle
Executed: Not provided
Recorded: November 9, 1984
Volume: 101 ML 1984
Property: Parcel 192
Debt: \$877.25

Sheriff's Deed (1039)

Grantor: Donald A. Marenchin, Sheriff of Mercer County
Grantee: Ethel Hummel
Executed: May 5, 1986
Recorded: May 30, 1986
Volume: Deed Book 86 Page: 4354
Property: Parcel 191, and other property
Comment: Ethel Hummel became sole owner of the property after her husband, Edward A. Hummel, died on March 9, 1979.

Aerial Grant (1040)

Grantor: Ethel Hummel
Grantee: The Bell Telephone Company of Pennsylvania
Executed: December 9, 1986
Recorded: April 8, 1987
Volume: Deed Book 87 Page: 3515

Parcels 198 and 253

Will (1041)

Deceased: George McDougall
Executors: W.P. McDougall and T.J. McDougall
Executed: December 28, 1892
Recorded: August 28, 1894
Volume: Will Book 11 Page: 212
Property: Parcels 198 and 253
Comment: Willed Parcel 198, being 25 acres, and Parcel 253, being 106 acres, to Elizabeth G. McDougall for the term of her life, and thereafter to T.J. McDougall, in fee.

Will (1042)

Deceased: Elizabeth G. McDougall
Executor: Nancy J. Patterson
Executed: March 20, 1895
Recorded: April 16, 1895
Volume: Will Book 11 Page: 325
Property: Parcels 198 and 253
Comment: As stated in the will of George McDougall, Will Book 11, Page 212, at the time of Elizabeth G. McDougall's death Parcels 198 and 253 revert to T.J. McDougall.

Will (1043)

Deceased: Thomas J. McDougall
Executors: George B. McDougall and John M. McCoy
Executed: December 21, 1925
Recorded: October 26, 1929
Volume: Will Book 34 Page: 427
Property: Parcels 198 and 253
Comment: Willed a life estate to Susan McDougall in all his real estate, and upon her death, the property reverts to George B. McDougall.

Mortgage (1043A)

Mortgagors: G.B. McDougall and Bessie J. McDougall, and Susie McDougall
Mortgagee: The Federal Land Bank of Baltimore
Executed: March 13, 1931
Recorded: March 17, 1931
Volume: Mortgage Book 159 Page 461
Property: Parcel 253

Will (1044)

Deceased: Susie McDougall
Executors: George McDougall and Margery McCoy
Executed: August 16, 1934
Recorded: January 30, 1948
Volume: Will Book 51 Page: 160
Property: Parcels 198 and 253
Comment: Parcels 198 and 253 reverted to George B. McDougall at the time of Susie McDougall's death.

Mortgage (1044D)

Mortgagor: George B. McDougall
Mortgagee: E.A. Watson and Ray M. Stewart, trading as Watson & Stewart
Executed: October 15, 1934
Recorded: October 18, 1934
Volume: Mortgage Book 148 Page: 162
Property: Parcel 198
Satisfied: March 24, 1947

Narr and Confession (1044A)

Plaintiff: Turk & Younkins
Defendant: G.B. McDougall
Recorded: June 18, 1934
Volume: 283 June 1934

Narr and Confession (1044B)

Plaintiff: W.A. Redmond Company
Defendant: G.B. McDougall
Recorded: January 8, 1936
Volume: 273 December 1935

Narr and Confession (1044C)

Plaintiff: Coulter & Coulter
Defendant: G.B. McDougall
Recorded: September 27, 1937
Volume: 304 September 1937

Amicable Scire Facias (1045)

Plaintiff: Turk & Younkins
Defendant: G.B. McDougall
Recorded: June 13, 1939
Volume: 181 June 1939

Narr and Confession (1046)

Plaintiff: The First National Bank
Defendants: G.B. McDougall and John M. McCoy
Executed: September 25, 1941
Recorded: September 26, 1941
Volume: 188 Sept 1941

Narr and Confession (1047)

Plaintiff: Grove City National Bank
Defendants: G.B. McDougall and John M. McCoy
Executed: September 25, 1941
Recorded: September 26, 1941
Volume: 187 Sept 1941

Deed (1048)

Grantors: George B. McDougall and Bessie Jane McDougall
Grantee: Frank G. Patterson
Executed: February 25, 1947
Recorded: March 3, 1947
Volume: Book W, Volume 18 Page: 108
Property: Parcels 198 and 253
Comment: One of two deeds recorded for the purpose of making joint title.

Deed (1049)

Grantor: Frank G. Patterson
Grantees: George B. McDougall and Bessie Jane McDougall
Executed: February 25, 1947
Recorded: Not provided
Volume: Book W, Volume 18 Page: 109
Property: Parcels 198 and 253
Comment: One of two deeds recorded for the purpose of making title by entirety.

Real Estate Mortgage for Pennsylvania (1049A)

Mortgagors: George B. McDougall and Bessie J. McDougall
Mortgagee: U.S. Department of Agriculture, Farmers Home Administration
Executed: September 26, 1951
Recorded: October 4, 1951
Volume: Mortgage Book 241 Page: 289
Property: Parcels 198 and 253

Oil and Gas Lease (1050)

Lessors: G.B. McDougall and Bessie J. McDougall
Lessee: L.L. Beal
Executed: September 26, 1952
Recorded: October 3, 1952
Volume: ART Book O, Volume 3 Page: 361
Property: Parcels 198 and 253

Narr and Confession (1051)

Plaintiff: The Harrisville Milling Co.
Defendants: G.B. McDougall and Bessie J. McDougall
Executed: September 30, 1955
Recorded: September 30, 1955
Volume: 311 Sept 1955

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Narr and Confession (1052)

Plaintiff: The Harrisville Milling Co.
Defendants: G.B. McDougall and Bessie J. McDougall
Executed: September 30, 1955
Recorded: September 30, 1955
Volume: 312 Sept 1955

Warranty Deed (1053)

Grantor: Bessie J. McDougall
Grantee: Twila Mae McCandless
Executed: October 11, 1961
Recorded: October 16, 1961
Volume: Deed Book 1961 Page: 2102
Property: Parcel 198
Comment: Bessie J. McDougall became sole owner of the property after her husband, George B. McDougall, died on October 3, 1961 (1054).

Warranty Deed (1055)

Grantors: Twila May McCandless McCoy and Herbert N. McCoy
Grantees: Joseph L. Kopnisky and Janice E. Kopnisky
Executed: May 15, 1972
Recorded: June 8, 1972
Volume: Deed Book 1972 Page: 1340
Property: Parcel 198

Oil and Gas Lease (1057)

Lessors: Joseph L. Kopnisky and Janice E. Kopnisky
Lessee: Cabot Oil & Gas Corporation
Lease Term: 5 years
Executed: March 9, 1982
Recorded: April 1, 1982
Volume: Deed Book 82 Page: 1164
Property: Parcel 198

Adopted Deed (1054)

Grantor: Bessie Jane McDougall
Grantees: George E. MacDougall and Jennie I. MacDougall
Executed: September 4, 1962
Recorded: September 10, 1962
Volume: Deed Book 1962 Page: 1844
Property: Parcel 253
Comment: Bessie Jane McDougall became sole owner of the property after her husband, George B. McDougall, died on October 3, 1961.

Mortgage (1054A)

Mortgagors: George E. MacDougall and Jennie I. MacDougall
Mortgagee: The Grove City National Bank
Executed: September 4, 1962
Recorded: September 10, 1962
Volume: Mortgage Book 1962 Page: 1486
Property: Parcel 253

Mortgage (1054B)

Mortgagors: George E. MacDougall and Jennie I. MacDougall
Mortgagee: The Grove City National Bank
Executed: April 23, 1964
Recorded: April 29, 1964
Volume: Mortgage Book 1964 Page: 557
Property: Parcel 253

Warranty Deed (1056)

Grantors: George E. MacDougall and Jennie I. MacDougall
Grantee: George E. MacDougall
Executed: February 13, 1974
Recorded: February 14, 1974
Volume: Deed Book 74 Page: 526
Property: Parcel 253

Underground Grant (1056A)

Grantor: George E. MacDougall
Grantee: The Bell Telephone Company of Pennsylvania
Executed: April 12, 1977
Recorded: May 5, 1978
Volume: Deed Book 78 Page: 1510
Comment: Establishes an underground right-of-way for telephone cables and related equipment.

Article of Agreement (1056B)

1st Party: George E. MacDougall and Patricia A. MacDougall
2nd Party: Keith E. McDougall and Margaret O. McDougall
Executed: February 25, 1981
Recorded: March 9, 1981
Volume: Deed Book 81 Page: 589
Property: Parcel 253
Comment: This agreement provides for the conveyance of title following the payment of \$82,618.14, as stated. The debt was assigned before payment in full; therefore, title was not conveyed to the 2nd Party (see below).

Oil and Gas Lease (1056C)

Lessor: Keith E. McDougall and Margaret O. McDougall and George E. MacDougall and Patricia W. MacDougall
Lessee: Collingwood Exploration Oil and Gas
Executed: August 3, 1984
Recorded: August 15, 1984
Volume: Deed Book 84 Page: 2642
Property: Parcel 253

Assignment of Article of Agreement (1058)

1st Party: Keith E. McDougall and Margaret O. McDougall
2nd Party: Charles H. Grande and Margaret J. Grande
Executed: April 9, 1987
Recorded: April 13, 1987
Volume: Deed Book 87 Page: 3669
Property: Parcel 253
Comment: This assigns to the 2nd Party the
agreement described in document 1056B.
Title is conveyed only upon fulfillment of
the terms delineated in this Assignment
and in the Article of Agreement (see
above).

Parcels 199 and 200

Deed (1059)

Grantors: David J. Ramsey, Robert T. Ramsey and Julia A. Ramsey
Grantee: Dallas Bronson
Executed: June 2, 1915
Recorded: July 17, 1915
Volume: Book X, Volume 9 Page: 610
Property: Parcels 199 and 200, and other property.

Will (1060)

Deceased: D.E. Brunson
Executed: May 14, 1923
Recorded: July 7, 1923
Volume: Will Book 28 Page: 349
Property: Parcels 199 and 200, and other property.
Comment: Willed all real estate to his wife, Mrs. D.E. Brunson (Maud Brunson).

Deed (1061)

Grantors: Maud I. Brunson, Vernal G. Brunson and Louise Brunson, Kenneth Brunson, and Maud I. Brunson guardian of the estate of Goldie M. Brunson, a minor
Grantee: William S. Buchanan
Executed: April 6, 1931
Recorded: April 6, 1931
Volume: Book F, Volume 15 Page: 467
Property: Parcels 199 and 200, and other property.
Comment: According to this deed, Maud I. Brunson, Vernal G. Brunson, Kenneth Brunson, and Goldie M. Brunson, a minor, were the heirs at law of Dallas Bronson upon his death, and the disposition of the property pursuant to his will was uncertain.

Deed (1062)

Grantor: William S. Buchanan
Grantees: Walter A. Sloan and Eileen C. Sloan
Executed: February 1, 1958
Recorded: February 3, 1958
Volume: Book T, Volume 21 Page: 244
Property: Parcels 199 and 200, and other property.
Comment: Transfer of title made pursuant to the mortgage below (1063).

Mortgage (1063)

Mortgagors: Walter A. Sloan and Eileen C. Sloan
Mortgagee: William S. Buchanan
Executed: February 1, 1958
Recorded: February 3, 1958
Volume: Mortgage Book 282 Page: 356
Property: Parcels 199 and 200, and other property.
Comment: Transfer of title to Buchanan to become null and void upon payment of the debt.

Mortgage (1064)

Mortgagors: Walter A. Sloan and Eileen C. Sloan
Mortgagee: The Grove City National Bank
Executed: March 4, 1965
Recorded: March 11, 1965
Volume: Mortgage Book 1965 Page: 275
Property: Parcels 199 and 200, and other property.

Mortgage (1065)

Mortgagors: Walter A. Sloan and Eileen C. Sloan
Mortgagee: The Grove City National Bank
Executed: June 20, 1967
Recorded: June 21, 1967
Volume: Mortgage Book 1967 Page: 891
Property: Parcels 199 and 200, and other property.

Warranty Deed (1066)

Grantors: Walter A. Sloan and Eileen C. Sloan
Grantees: Theodore Paul Dittrich and Kathleen Dittrich
Executed: December 1, 1971
Recorded: December 13, 1971
Volume: Deed Book 1971 Page: 3113
Property: Parcel 200

Warranty Deed (1067)

Grantors: Theodore Paul Dittrich and Kathleen Dittrich
Grantees: Phillip A. Hardesty and Frances Hardesty
Executed: June 22, 1976
Recorded: June 29, 1976
Volume: Deed Book 76 Page: 2055
Property: Parcel 200
Comment: Reserves a triangular parcel, fronting 75' on T-387.

Mortgage (1068)

Mortgagors: Phillip A. Hardesty and Frances Hardesty
Mortgagee: The McDowell National Bank of Sharon
Executed: August 16, 1976
Recorded: August 19, 1976
Volume: Mortgage Book 76 Page: 1602
Property: Parcel 200
Comment: Reserves a triangular parcel, fronting 75' on T-387.

Complaint in Confession of Judgment (1069)

Plaintiff: First Seneca Bank and Trust Company
Defendants: Theodore Paul Dittrich and
Kathleen Dittrich
Executed: October 10, 1979
Recorded: October 10, 1979
Volume: 2186 DSB 1979
Debt: \$11,298.34

Mortgage Extension Agreement (1070)

1st Party: McDowell National Bank of Sharon
2nd Party: Phillip A. Hardesty and Frances Hardesty
Executed: November 6, 1981
Recorded: December 21, 1981
Volume: Mortgage Book 81 Page: 2300
Property: Parcel 200
Comment: Reserves a triangular parcel, fronting 75' on
T-387.

Parcel 201

Deed (1072)

Grantor: Richard Breese
Grantee: Marian C. Breese
Executed: February 13, 1925
Recorded: February 17, 1925
Volume: Book F, Volume 13 Page: 476
Property: Portion of Parcel 201

Deed (1073)

Grantor: Marian Cynthia Breese
Grantee: Herschel Breese
Executed: January 31, 1942
Recorded: February 2, 1942
Volume: Book K, Volume 17 Page: 200
Property: Portion of Parcel 201

Certified Statement of Judgment (1074)

Plaintiff: Thrift Plan Corporation
Defendants: Ruth Breese and Herschel Breese
Executed: December 7, 1944
Recorded: December 18, 1944
Volume: 137 March 1942
Debt: \$275.00
Satisfied: December 9, 1944

Deed (1071A)

Grantor: W.S. Buchanan
Grantee: Joe Shaw
Executed: March 28, 1950
Recorded: July 20, 1950
Volume: Deed Book W, Volume 19, Page 38
Property: Portion of Parcel 201

Warranty Deed (1076)

Grantors: Herschel Breese and Ruth Breese
Grantees: Richard Breese and Nancy Breese
Executed: March 2, 1971
Recorded: March 3, 1971
Volume: Deed Book 1971 Page: 364
Property: Portion of Parcel 201

Warranty Deed (1077)

Grantors: Joe Shaw and Hattie C. Shaw
Grantees: Richard E. Breese and Nancy Breese
Executed: October 25, 1977
Recorded: March 6, 1978
Volume: Deed Book 78 Page: 629
Property: Portion of Parcel 201

Mortgage (1078)

Mortgagors: Richard E. Breese and Nancy Breese
Mortgagee: Northwest Pennsylvania Bank & Trust Co.
Executed: July 12, 1978
Recorded: July 14, 1978
Volume: Mortgage Book 78 Page: 1553
Property: Parcel 201

Parcels 203, 203-001 and 253-001

Deed (1079)

Grantors: John McDougall and Jane McDougall
Grantee: William George McDougall
Executed: July 20, 1892
Recorded: October 12, 1892
Volume: Book Z, Volume 5 Page: 260
Property: Portion of Parcel 203, 253-001

Deed (1080)

Grantor: Eliza Buchanan
Grantee: Nancy E. Wick
Executed: May 2, 1905
Recorded: May 3, 1905
Volume: Book E, Volume 8 Page: 207
Property: Portion of Parcel 203

Deed (1080A)

Grantors: William Loach and Ann Loach
Grantee: William George McDougall
Executed: April 22, 1907
Recorded: April 29, 1907
Volume: Book Q, Volume 8 Page: 195
Property: Portion of Parcels 203 and 203-001

Deed (1080B)

Grantors: R.J. Ramsey, Julia A. Ramsey, David J. Ramsey
Grantee: William George McDougall
Executed: May 7, 1907
Recorded: September 6, 1907
Volume: Book T, Volume 8 Page: 30
Property: Portion of Parcels 203 and 203-001

Will (1081)

Deceased: Nancy E. Wick
Executor: M.L. McBride
Executed: August 22, 1916
Recorded: August 29, 1916
Volume: Will Book 22 Page: 267
Property: Portion of Parcel 203
Comment: Willed all real estate to Susan K. Hart

Deed (1082)

Grantor: The First National Bank, administrator for
Susan K. Hart, deceased
Grantee: William George McDougall
Executed: October 29, 1934
Recorded: February 20, 1935
Volume: Book T, Volume 15 Page: 472
Property: Portion of Parcel 203, and other property

Quitclaim Deed (1083)

Grantors: D. Alfred Ramsey and Mary C. Ramsey and
C.C. Carroll and Mable Carroll
Grantee: William George McDougall
Executed: February 20, 1935
Recorded: February 26, 1936
Volume: Book Z, Volume 15 Page: 113
Property: Portion of Parcel 203, 203-001
Comments: This quitclaim deed conveyed property to William
George McDougall that had previously been conveyed to
him by deeds recorded at Book Q, Volume 8, Page 195
(1080A), and Book T, Volume 8, Page 30 (1080B).

Deed (1084)

Grantors: William G. McDougall and Mary E. McDougall
Grantees: Samuel J. Mohny and Esther L. Mohny
Executed: August 10, 1944
Recorded: August 11, 1944
Volume: Book X, Volume 17 Page: 276
Property: Parcels 203 and 203-001
Comment: Two acres from the property conveyed by this
deed were put on reserve. These 2 acres
became Parcel 253-001.

Mortgage (1085)

Mortgagors: Samuel J. Mohny and Esther L. Mohny
Mortgagee: Chrissie R. Redmond
Executed: August 11, 1944
Recorded: August 11, 1944
Volume: Mortgage Book 211 Page: 245
Property: Parcels 203 and 203-001
Satisfied: March 18, 1958

Narr and Confession (1085A)

Plaintiff: Pittsburgh Water Conditioning Corp.
Defendants: Samuel J. Mohny and Esther L. Mohny
Executed: April 1, 1954
Recorded: April 1, 1954
Volume: 747 January 1954

Deed (1086)

Grantors: Samuel J. Mohny and Esther L. Mohny
Grantee: Samuel J. Mohny
Executed: March 26, 1958
Recorded: May 8, 1958
Volume: Book K, Volume 21 Page: 575
Property: Parcels 203 and 203-001

Mortgage (1087)

Mortgagor: Samuel J. Mohney
Mortgagee: The Grove City National Bank
Executed: March 26, 1958
Recorded: May 8, 1958
Volume: Mortgage Book 283 Page: 258
Property: Parcels 203 and 203-001

Warranty Deed (1088)

Grantor: Samuel J. Mohney
Grantees: Samuel J. Mohney and Mabel H. Mohney
Executed: July 16, 1962
Recorded: July 23, 1962
Volume: Deed Book 1962 Page: 1467
Property: Parcels 203 and 203-001

Judgment in Favor of Plaintiff to Quiet Title (1089)

Plaintiff: Mabel H. Mohney
Defendants: Beriah Magoffin, Jr.; Frances Ramsey;
Enoch Filer; James Westerman;
J.F. Filer; Eva G. Sutliff;
Mary Carver; Filer, Sutliff & Co.;
Westerman Filer Co.; William J. Koerner;
L.L. Beal
Executed: September 14, 1964
Volume: 75 September 1964
Property: Parcels 203 and 203-001
Comments: The judgment bars the defendants, their
heirs, successors, and assigns from
asserting any right, lien, title or
interest in the property.

Warranty Deed (1090)

Grantor: Mabel H. Mohney
Grantees: James W. Osborne and Erma L. Osborne
Executed: October 19, 1964
Recorded: October 19, 1964
Volume: Deed Book 1964 Page: 2337
Property: Parcels 203 and 203-001
Comment: Mabel H. Mohney became sole owner of the
property after her husband, Samuel J. Mohney,
died on December 2, 1963.

Narr and Confession (1090A)

Plaintiff: Mabel H. Mohney
Defendants: James W. Osborne and Erma L. Osborne
Executed: October 19, 1964
Recorded: October 19, 1964
Volume: 659 September 1964

Mortgage (1091)

Mortgagors: James W. Osborne and Erma L. Osborne
Mortgagee: The First National Bank of Slippery Rock
Executed: October 19, 1964
Recorded: October 19, 1964
Volume: Mortgage Book 1964 Page: 1833
Property: Parcels 203 and 203-001

Mortgage (1092)

Mortgagors: James W. Osborne and Erma L. Osborne
Mortgagee: The First National Bank of Slippery Rock
Executed: December 22, 1969
Recorded: January 13, 1970
Volume: Mortgage Book 1970 Page: 40
Property: Parcels 203 and 203-001

Article of Agreement (1093)

1st Party: James W. Osborne and Erma L. Osborne
2nd Party: Edward L. McDougall and Janet L. McDougall
Executed: September 19, 1979
Recorded: October 11, 1979
Volume: Deed Book 79 Page: 3672
Property: Parcels 203 and 203-001
Comment: This sale agreement provides for the conveyance of title following the payment of \$79,883.60, as stated; this is a sale agreement whereby seller in essence provides mortgage but withholds title until paid, while the buyer took possession, paid taxes, etc.

Assignment of Article of Agreement (1094)

1st Party: Edward L. McDougall and Janet L. McDougall
2nd Party: Keith E. McDougall and Margaret O. McDougall
Executed: September 28, 1982
Recorded: September 30, 1982
Volume: Deed Book 82 Page: 3453
Property: Parcels 203 and 203-001
Comment: This assigns to the 2nd Party the agreement described in document 1093. Title is conveyed only upon fulfillment of the terms set forth in this Assignment and in the Article of Agreement (see above).

Oil and Gas Lease (1094A)

Lessor: Keith E. McDougall and Margaret O. McDougall
Lessee: Collingwood Exploration Oil and Gas
Executed: August 3, 1984
Recorded: August 15, 1984
Volume: Deed Book 84 Page: 2648
Property: Parcels 203 and 203-001

Warranty Deed (1096)

Grantors: Silvio P. Cerchie, executor of the estate of James W. Osborne, deceased, and Erma L. Osborne, and Keith E. McDougall and Margaret O. McDougall
Grantees: Ronald K. Dickey and Beth D. Dickey
Executed: December 12, 1986
Recorded: December 31, 1986
Volume: Deed Book 86 Page: 13525
Property: Parcel 203-001

Will (1095A)

Deceased: Eleanor M. Niece
Executor: John Robert Taylor
Recorded: January 13, 1981
Volume: Reg. #41549
Property: Parcel 253-001
Comment: Willed all real estate to John Robert Taylor.

Quitclaim Deed (1095)

Grantors: Robert Harold McDougall and Ellen McDougall, and Keith E. McDougall and Margaret O. McDougall
Grantee: John R. Taylor
Executed: July 21, 1983
Recorded: October 15, 1985
Volume: Deed Book 85 Page: 3703
Property: Parcel 253-001
Comment: This parcel was the 2 acres reserved in the deed dated August 10, 1944, and recorded in Deed Book X, Volume 17, Page 276 (1084). On December 10, 1944, William G. McDougall died intestate. Mary Elizabeth McDougall, widow, and his children, Robert H. McDougall and Eleanor M. Niece, each inherited a one-third interest in the property. Mary Elizabeth McDougall died on January 1, 1949, leaving as her sole heirs Robert H. McDougall and Eleanor M. Niece. Eleanor M. Niece died on January 3, 1981, leaving her entire estate to John R. Taylor. Keith McDougall and Margaret O. McDougall are also on the deed to confirm the exact location of the said 2 acres.

Warranty Deed (1097)

Grantors: John R. Taylor and Janet M. Taylor
Grantees: Keith E. McDougall and Margaret O. McDougall
Executed: September 1, 1987
Recorded: September 22, 1987
Volume: Deed Book 87 Page: 9990
Property: Parcel 253-001

Parcel 244

Deed (1098)

Grantors: A.E. Thompson and Mary E. Thompson
Grantees: William H. Smith and Eva F. Smith
Executed: April 21, 1923
Recorded: April 24, 1923
Volume: Book Q, Volume 12 Page: 200
Property: Parcel 244

Quitclaim Deed (1099)

Grantors: Herman F. Smith and Ethel M. Smith,
Clyde L. Smith and Florence P. Smith, and
Laurence M. Smith and Alvina W. Smith
Grantees: Samuel James Mohney and Esther L. Mohney
Executed: September 14, 1940
Recorded: August 16, 1941
Volume: Book G, Volume 17 Page: 468
Property: Parcel 244
Comment: Eva F. Smith became sole owner of the property
after her husband, William H. Smith, died. On
August 23, 1940, Eva F. Smith died
intestate leaving her children, Herman F.
Smith, Clyde L. Smith, Laurence M. Smith,
and Ester Mohney, as her heirs at law (1100).

Deed (1100)

Grantors: Samuel James Mohney and Esther L. Mohney
Grantees: Charles G. Bortz and Dorothy M. Bortz
Executed: July 20, 1944
Recorded: July 21, 1944
Volume: Book W, Volume 17 Page: 549
Property: Parcel 244

Mortgage (1101)

Mortgagors: Charles G. Bortz and Dorothy M. Bortz
Mortgagee: John G. Bestwick
Executed: July 20, 1944
Recorded: July 21, 1944
Volume: Mortgage Book 206 Page: 387
Property: Parcel 244
Satisfied: October 18, 1946

Mortgage (1102)

Mortgagors: Charles G. Bortz and Dorothy M. Bortz
Mortgagee: Farm Bureau Life Insurance Company
Executed: October 18, 1946
Recorded: October 18, 1946
Volume: Mortgage Book 227 Page: 53
Property: Parcel 244
Satisfied: July 30, 1956

Mortgage (1103)

Mortgagors: Charles G. Bortz and Dorothy M. Bortz
Mortgagee: The First National Bank of Grove City
Executed: June 22, 1956
Recorded: June 25, 1956
Volume: Mortgage Book 275 Page: 341
Property: Parcel 244

Assignment of Mortgage (1103A)

1st Party: The First National Bank of Grove City
2nd Party: First Seneca Bank and Trust Company
Executed: August 8, 1958
Recorded: August 25, 1958
Volume: Mortgage Book 242 Page: 578
Property: Parcel 244

Mortgage (1104)

Mortgagors: Charles G. Bortz and Dorothy M. Bortz
Mortgagee: KoolVent Aluminum Products, Inc.
Executed: January 17, 1984
Recorded: February 9, 1984
Volume: Mortgage Book 84 Page: 248
Property: Parcel 244

Warranty Deed (1104A)

Grantor: Dorothy M. Bortz, widow
Grantees: Thomas L. Bortz, Karen A. Leach, James W. Bortz, and Sandra J. Anderson
Executed: August 26, 1987
Recorded: September 1, 1987
Volume: Deed Book 87 Page: 9258
Property: Parcel 244
Comment: Dorothy M. Bortz became sole owner of the property after her husband, Charles G. Bortz, died on February 8, 1986. The grantees hold title as joint tenants with right of survivorship.

Parcel 252

Quit Claim Deed (1105)

Grantor: James Luther Black
Grantees: George M. Black, David Ross Black, and Maud Black
Executed: May 10, 1929
Recorded: May 20, 1929
Volume: Book T, Volume 14 Page: 497
Property: Parcel 252
Comment: According to this deed, Joseph P. Black died intestate on January 25, 1912, and his widow died on March 3, 1921, leaving Maud Black, James Luther Black, William Pressley Black, George M. Black, and David Ross Black as heirs at law. The grantor, James Luther Black, is conveying his interest in the Joseph P. Black estate to the grantees named above (1105).

Quit Claim Deed (1106)

Grantors: William Pressley Black and Edna Black
Grantees: George M. Black, David Ross Black, and Maude Black
Executed: October 25, 1930
Recorded: Not provided
Volume: Book F, Volume 15 Page: 58
Property: Parcel 252

Mortgage (1107)

Mortgagors: George M. Black, David Ross Black, and Maude Black
Mortgagee: William Pressley Black
Executed: October 25, 1930
Recorded: October 27, 1930
Volume: Mortgage Book 161 Page: 50
Property: Parcel 252
Satisfied: July 26, 1954

Right-of-Way (1108)

Grantors: George M. Black, et. al.
Grantee: Pennsylvania Power Company
Executed: January 26, 1940
Recorded: May 10, 1940
Volume: ART Book X, Volume 2 Page: 455
Property: Parcel 252

Note: According to Document No. 1112, David Ross died intestate on November 30, 1945, leaving Maude Black a/k/a Maude Black Tebay, James Luther Black, and George M. Black as heirs at law (1112).

Warranty Deed (1109)

Grantors: George M. Black and Erma Black, and
Maude Black Tebay
Grantee: Thomas E. Arnold
Executed: August 30, 1962
Recorded: September 10, 1962
Volume: Deed Book 1962 Page: 1851
Property: Lots Nos. 1 and 2 (This property was conveyed out of
Parcel 252; it is not part of Parcel 252. The
dimensions in the Warranty Deed indicate that it is a
1-acre lot.)
Comment: Because of the intestate death of David Ross Black,
interest in the property was not adequately conveyed
by this deed and the property was subsequently
reconveyed to Thomas Arnold in 1967 (see 1112 below).

Warranty Deed (1110)

Grantor: Maude Black, now Maude Tebay
Grantee: George M. Black
Executed: December 9, 1963
Recorded: January 13, 1964
Volume: Deed Book 1964 Page: 47
Property: Parcel 252

Will (1111)

Deceased: George M. Black
Probated: October 9, 1967
Volume: Will Book 71 Page: 43
Property: Parcel 252
Comment: Willed entire estate to Mary Black. On November 20,
1967, an Election to Take Against Will was executed by
Erma Black to receive her share of the George M. Black
estate to which she was entitled (see 1111A below).

Election to Take Against Will (1111A)

Petitioner: Erma Black
In Re: Estate of George M. Black
Executed: November 20, 1967
Recorded: February 12, 1968
Volume: Deed Book 1968 Page: 284
Comment: Erma Black recorded this document to receive "that
share of the estate to which I am entitled under the
laws of Pennsylvania, under such elections."

Warranty Deed (1112)

Grantors: Erma Black, Mary Black, and James Luther Black
Grantee: Thomas E. Arnold
Executed: November 2, 1967
Recorded: December 6, 1967
Volume: Deed Book 1967 Page: 2961
Property: Lots Nos. 1 and 2 (not part of Parcel 252)
Comment: This deed conveys David Ross Black's interest in the property that was not previously conveyed. David Ross Black died intestate on November 30, 1945, leaving Maude Black a/k/a Maude Black Tebay, James Luther Black, and George M. Black as heirs at law.

Warranty Deed (1113)

Grantor: James Luther Black
Grantees: Erma Black and Mary Black
Executed: October 14, 1967
Recorded: October 19, 1967
Volume: Deed Book 1967 Page: 2536
Property: Parcel 252

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